

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 08 September 2022 10:48

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Edward Rees

[REDACTED] David Easton <David.Easton@arun.gov.uk>

Subject: RE: Planning Consultation on: AL/31/22/PL

Engineers Comments Regarding Surface Water Drainage

Thank you for consulting us on this application. Firstly, may I offer my full and unreserved apologies for the extensive delay in my consultation response, due to significant resourcing issues within the engineering department.

I am familiar with the history of this site and am pleased to see that the applicant is pursuing a connection of surface water to the development to the south of this site (Woodgate Centre - application ref AL/107/21/PL – henceforth referred to as the Pye Homes site). As stated on previous applications for this site, the alternative means of draining

surface water – via a pumped connection to the foul sewer – is wholly unacceptable to us and in contravention of multiple adopted policies.

The applicant has provided a preliminary drainage layout and statement which illustrate the proposed connection to the Pye Homes site. However, no written evidence has been provided to show that Pye Homes have agreed to the proposed connection. The connection is not shown on the Pye Homes drainage layout and there is no mention of the potential connection within their application documents or correspondence. The only reference to this site and the potential connection of surface water to the Pye Homes site comes from our former drainage engineer, Laura Gibbons, on her first consultation on that application.

A suitable condition will need to be drawn up and agreed to cover this connection between the two sites.

However, it must be understood that in the absence of an agreement from Pye Homes, the applicant would be left with few alternative options to drain surface water from the site. They would need to investigate gaining agreement from other landowners to reach the watercourse to the east, but may pursue their previous strategy of pumping surface water to the foul sewer. We would not recommend approval for such a strategy under any circumstances. Therefore if the suggested condition cannot be discharged, due to lack of agreement from Pye Homes, it will likely make the planning approval (if given) unimplementable.

Equally, it is critical that the relevant sections of the Pye Homes surface water drainage system are constructed to provide a means of accepting flows from this site and ultimately discharging to the main river. **A suitable condition will need to be drawn up and agreed to cover this aspect and must ensure that before any flows are received into Ryefields surface water drainage system or impermeable areas are created, that the relevant aspects of the downstream system on the adjoining development has been constructed and are fully operational.**

In addition to the bespoke conditions suggested above, if you are minded to approve the application please could you also apply the following conditions to ensure that the proposed development is satisfactorily drained and does not increase flood risk elsewhere:

PCENG D2

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

INFORM D

“Supplementary guidance notes regarding surface water drainage are located here [Drainage Planning Consultations | Arun District Council](#) on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.”

PCENG D4

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Please do not hesitate to contact me if you have any questions regarding this consultation.

Kind regards

Sarah Burrow
Engineering Assistant, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 22 April 2022 13:34

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: AL/31/22/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AL/31/22/PL

Registered: 13th April 2022

Site Address: Ryefields Farmhouse Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494104 104244
Description of Works: Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 26th May 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONSULT (CDB) 2020