

Recommendation Report for Planning Permission

REF NO: AL/51/17/PL

LOCATION: Woodgate Farm
Westergate Street
Westergate Aldingbourne

PROPOSAL: 1 No. dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed dwelling will consist of a ground floor with a smaller first floor within the roof. In total there will be three bedrooms all with en-suites. A small study is also proposed within the roof floor. The proposal includes two parking spaces, a rear garden and new bin & cycle stores for both the existing and proposed dwellings. A new section of fence will be erected between the two dwellings. The existing access is to be repositioned and will have visibility splays of 2.4m by 43m to the west and 2.4m by 24m to the east.

SITE AREA

560 square metres (0.056 hectares).

RESIDENTIAL DEVELOPMENT DENSITY (NET) 17.8 dwellings per hectare.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

The boundary to Hook Lane is a mix of a 1.2-1.4m high wall and the exterior walls of buildings. To Fleetwood, there is a 1.8m high part wall, part fence. To Springfield, there is a mix of the exterior walls of buildings, a 1.8m high flint wall and a 3m hedge.

SITE CHARACTERISTICS

Land to the side of Woodgate Farm consisting of various sheds, garages, workshops and car ports together with areas of hardstanding and grass. There is a gated access from Hook Lane. Woodgate Farm house is a corner plot with garden on all sides but has its private garden to the west adjacent to Springfield. The house is part brick and part hanging tiles. The house has west facing ground floor lounge & dining room windows but no west facing first floor windows.

CHARACTER OF LOCALITY

This is a predominantly residential area. However, on the opposite side of Hook Lane lies a Costcutter convenience store whilst to the south beyond the level crossing there is a public house. In terms of neighbouring properties; Fleetwood has a first floor flank bedroom window which overlooks the site. Springfield on the other hand is a bungalow with no windows facing the site.

RELEVANT SITE HISTORY

AL/75/14/OUT	Outline application with some matters reserved for a residential development to the west of the site comprising 2 residential houses with improved access to Hook Lane.	ApproveConditionally 21-01-2015
AL/20/17/HH	New vehicular access	ApproveConditionally 27-04-2017

AL/20/17/HH allowed for the creation of a new access to the existing dwelling from the A29 Westergate Street thus enabling the subdivision of the existing plot. The site also benefits from an extant outline permission for two dwellings.

REPRESENTATIONS

Representations received:

No representations received.

Comments on Representations received:

N/A.

CONSULTATIONS

WSCC Strategic Planning
Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

Consultations responses received:

SOUTHERN WATER - Raised objection to the use of permeable paving over the public sewer that crosses the site. The applicant has however amended the drainage plans to show non-permeable surfacing. Information requested.

WSCC HIGHWAYS - No objection subject to conditions. Consider that the site is located in a sustainable location but that two parking spaces meets the likely demand.

ADC DRAINAGE ENGINEERS - Drainage condition recommended.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Class A Road;
Class C Road; and
Public Sewer on Site.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	<u>GEN2</u> <u>GEN7</u> <u>GEN9</u> <u>GEN12</u>	Built-up Area Boundary The Form of New Development Foul and Surface Water Drainage Parking in New Development
Publication Version of the Local Plan (October 2014):		SD SP1 Sustainable Development SD SP2 Built-Up Area Boundary D DM1 Aspects of Form and Design Quality D DM3 External Space Standards D SP1 Design ECC SP2 Energy and climate change mitigation T SP1 Transport and Development W DM3 Sustainable Urban Drainage
Aldingbourne Neighbourhood Plan 2016 POLICY EH1		Resist development outside
Aldingbourne Neighbourhood Plan 2016 POLICY EH5		Development in Flood risk areas will not be supported unless...
Aldingbourne Neighbourhood Plan 2016 POLICY EH10		Surface Water Management Unlit village status
Aldingbourne Neighbourhood Plan 2016 POLICY GA1		Promoting Sustainable movement
Aldingbourne Neighbourhood Plan 2016 POLICY GA3		Parking and new development
Aldingbourne Neighbourhood Plan 2016 POLICY H1		New housing or altering dwellings
Aldingbourne Neighbourhood Plan 2016 POLICY H3		Quality of Design Housing density
Aldingbourne Neighbourhood Plan 2016 POLICY H6		Within built up area boundary
Aldingbourne Neighbourhood Plan 2016 POLICY H8		Windfall sites Dwellings must have adequate private or shared amenity.
Aldingbourne Neighbourhood Plan 2016 POLICY H9		Outdoor space Items to consider e.g. - bin stores Attention to detail

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne;

Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

The following is an analysis of the Written Ministerial Statement (WMS) in respect of this application:

- The Aldingbourne Neighbourhood Plan has been part of the development plan for less than 2 years and the WMS is less than 2 years old;
- The Aldingbourne Neighbourhood Plan does not allocate any sites for housing; and
- Arun District Council can only currently demonstrate an approximately 2 year supply of deliverable housing sites.

Therefore, the WMS does not apply.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

The relevant policies of the Aldingbourne Neighbourhood Plan are considered within this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the site is located within the built-up area boundary and the proposal would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

Notwithstanding that the proposals accords with the development plan, there is an important material consideration to consider in that the site has the benefit of an extant outline planning permission for two new dwellings.

CONCLUSIONS

PRINCIPLE

The site is in an urban and predominantly residential area. It is defined as being part of the built up area boundary area and is acceptable in principle subject to normal development control criteria such as residential amenity, highway safety and parking. It is noted that the National Planning Policy Framework (NPPF) supports the effective and efficient use of land for sites in the built up area but also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

Policy H6 of the Aldingbourne Neighbourhood Development Plan (ADNP) deals with windfall sites in the built up area boundary. It states that residential development on infill and redevelopment sites will be permitted subject to the following criteria:

- i. The scale and design of the development is appropriate to the size and character of the settlement;
- ii. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings;
- iii. The proposal creates safe and accessible environments that offer good access via a range of transport modes;
- iv. Land is demonstrated to be used effectively and comprehensively; and
- v. Wildlife must be conserved or enhanced.

Criteria (i) to (iv) will be analysed in the remainder of this conclusions section. Criteria (v) is not relevant due to the urban nature of the site.

In addition, it should be noted that the site has the benefit of an extant outline planning permission for two new dwellings.

NPPF TEST OF SUSTAINABILITY

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. Furthermore, paragraph 49 states that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites".

Environmental Role -

The site is in a sustainable urban location and is within walking distance of various local amenities including shops, schools and a public house. These walking routes also use adopted street pavements which are predominantly flat and have street lighting. It is therefore considered the proposal is environmentally sustainable as residents will not need to rely on the private car to

access basic services & facilities. This environmental factors weigh in the scheme's favour.

Economic Role -

It is considered the proposal will result in a localised economic benefits through the need to employ people to carry out the building works. The proposal also results in a minor increase in Council tax receipts and new homes bonus payments. These economic factors weigh in the scheme's favour.

Social Role -

It is considered that the proposal will have minor social benefits by providing a new house to meet local needs. This factor weighs in the scheme's favour.

Assessment -

It is considered the proposal is environmentally acceptable and offers economic & social benefits. It would therefore represent sustainable development.

DESIGN AND CHARACTER:

Local Plan Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of, for example, layout.

As set out above, policy H6 of the ANDP requires that new dwellings be appropriate in scale & density to the size and character of the settlement, that the built landscape character is conserved/enhanced and that the site is used efficiently. Policies H1 and H9 are also relevant and relate to design. Policy H3 requires site densities to be appropriate to the location and in terms of the relationship of the dwelling to existing properties.

Although the site benefits from an extant outline planning permission for two new dwellings, scale and appearance were to be reserved matters and so have not previously been considered.

The proposed dwelling will be one and a half storeys in height (i.e. with the first floor within the roof). The submitted streetscene drawing demonstrates that it will be lower in height than both Woodgate Farm and the property to the west, Fleetwood. Although, both adjacent properties are two storeys, the current outbuildings on the site are single. Furthermore, there are single or one and a half storey dwellings elsewhere in the locality including to the east of Westergate Street and also on the opposite side of Hook Lane. As such, the proposed dwelling will be appropriate in scale with its surroundings.

Furthermore, the proposed density of 17.8 dwellings per hectare is considered to be appropriate. Although a second dwelling could be erected on this site and a higher density gained, the proposed scheme offers a more spacious layout with more space for gardens and parking. It also avoids the need to incur the additional costs of building over a public sewer.

It is acknowledged that the proposed dwelling is to be set forward of the established building line but this is considered to be acceptable having regard to the location of the existing buildings within the site, the lower height of the dwelling compared to adjacent dwellings and its position to the North of the neighbouring properties. As such, there will be no loss of light to the nearest neighbouring property, Fleetwood. There exists a similar building line relationship some 50m to the west of the site between 1 Cohen Close and the dwelling known as Hohne.

The design is also considered to be broadly acceptable and a condition will be imposed requiring materials to be approved post-decision.

RESIDENTIAL AMENITY:

Local Plan policy GEN7 (iv) indicates development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. One of the 'core planning principles' of the NPPF is to secure high quality design and a good standard of amenity (para 17). Both the adopted Local Plan policy GEN7 and the emerging Local Plan policy require regard to be had to the amenity & living conditions of neighbouring properties. The Local Plan also contains policies designed to minimise the harm arising from noise & light pollution to local residents. Policy H3 of the ANDP requires new residential development to have regard to its relationship with existing properties.

As discussed above, despite the siting of the dwelling forward of the adjacent properties, the position of the sun means that this will not result in any light loss. Only one window is proposed to the rear elevation and this is a velux serving a secondary bedroom window. This is also set back some 8m from the rear wall of the dwelling. The two proposed east/west facing flank windows are both proposed to be obscure glazed and this will be enforced by way of a planning condition. In short, the proposal has been carefully designed so as not to result in any overlooking of neighbouring private gardens or rear elevations.

HIGHWAYS & PARKING:

The starting point in dealing with these issues is to note that paragraph 32 of the National Planning Policy Framework (NPPF) states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

Policies H6, GA1 and GA3 of the ANDP are relevant. These seek development that is safe, accessible, capable of being served by modes other than the private car and with sufficient parking to comply with adopted standards.

West Sussex County Highways have appraised the scheme as set out in the consultation responses section above. They do not raise any objection on parking or highway safety grounds and do not consider that the proposal will result in a severe impact on the local highway. The proposed parking provision of 2 allocated off-street spaces is considered to be acceptable and meets the anticipated parking demand.

INTERNAL & EXTERNAL SPACE STANDARDS:

It is necessary to assess the proposal against the internal space standards as set out in the Governments new Technical Housing Standards (Nationally Described Space Standard). The requirement for a two storey, three bedroom, 6 person dwelling is 102m³. The proposed floor

area is well in excess of this at 182m² and therefore complies.

Policy D DM3 of the Arun Local Plan 2011 - 2031 (Publication Version) (October 2014) sets out the Council's external space standards and despite not being an adopted policy is currently being used for development management purposes and has been subject to testing at appeal.

There are two requirements to the policy. Firstly, a minimum rear garden depth of 10m. The rear garden depth serves to (a) ensure that rear gardens are usable spaces and (b) to provide for a 20m back to back distance between dwellings. This depth standard may be relaxed if both of the following situations are in existence: (a) there is no back to back arrangement (and no realistic possibility of a future back to back arrangement); and (b) where the garden is sufficiently wide so as to exceed the area requirement. The second requirement concerns the area of the private rear garden.

Policy H8 of the ANDP states that "all new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area."

The proposed development as shown on the illustrative floor plans requires a garden of 10m depth and 85m² in area. The garden as shown has a varied depth but the deepest part is in excess of 10m. Furthermore, the area exceeds 85m². Woodgate Farm has no west facing first floor windows and so, the new private garden will not be overlooked.

The garden retained by Woodgate Farm is also considered to comply with the standards even taking account of the new access & parking. The main part of its garden is visible from the highway but there is a smaller private space to the rear. Regard should also be had to the fact that the current scheme retains slightly more of Woodgate Farm's private garden than the outline consent did and therefore, the proposed layout is an improvement on the scheme already with planning permission.

SUMMARY:

This proposal is considered to represent an efficient use of urban brownfield land and does so without compromising the visual amenity of the area or the amenities of existing residential occupiers. It is considered to comply with policies of the development plan as set out in the above conclusions. It also represents development that is sustainable having regard to the definition within the National Planning Policy Framework. It is therefore recommended that permission be granted subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is

necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

"Location Plan";
"Proposed New Dwelling - block/site plan" dwg. 2016/36/01;
"Surface Water Drainage" dwg. 1726/D1.1 Rev A;
"Proposed New Dwelling - ground floor plan" dwg. 2016/36/02;
"Proposed New Dwelling - first floor plan" dwg. 2016/36/03;
"Proposed New Dwelling - roof plan" dwg. 2016/36/04;
"Proposed New Dwelling - elevations" (west & north) dwg. 2016/36/05;
"Proposed New Dwelling - elevations" (east & south) dwg. 2016/36/06; and
"Proposed New Dwelling - streetscene" dwg. 2016/36/08.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No 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 GEN7 and GEN9 of the Arun District Council 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.

- 4 No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because the access goes to the heart of the planning permission.

- 5 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because construction cannot commence until the management of this aspect has been agreed.

- 6 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 7 No development above damp proof course (DPC) level shall take place until details of new screen fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 8 Before the buildings hereby permitted are occupied, dustbin enclosures shall be provided

as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof. The enclosures so approved shall be retained in perpetuity.

Reason: To safeguard the appearance of the property and the amenities of the area in accordance with policies GEN7 of the Arun District Local Plan.

- 9 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and in accordance with the National Planning Policy Framework.

- 10 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The cycle parking so approved shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and the National Planning Policy Framework.

- 11 The first floor en-suite bathroom and stairway windows on the eastern and western elevations of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policy GEN7 of the Arun District Local Plan.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order) the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

- 13 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 14 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.

- 15 INFORMATIVE: Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.
- 16 INFORMATIVE: The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.