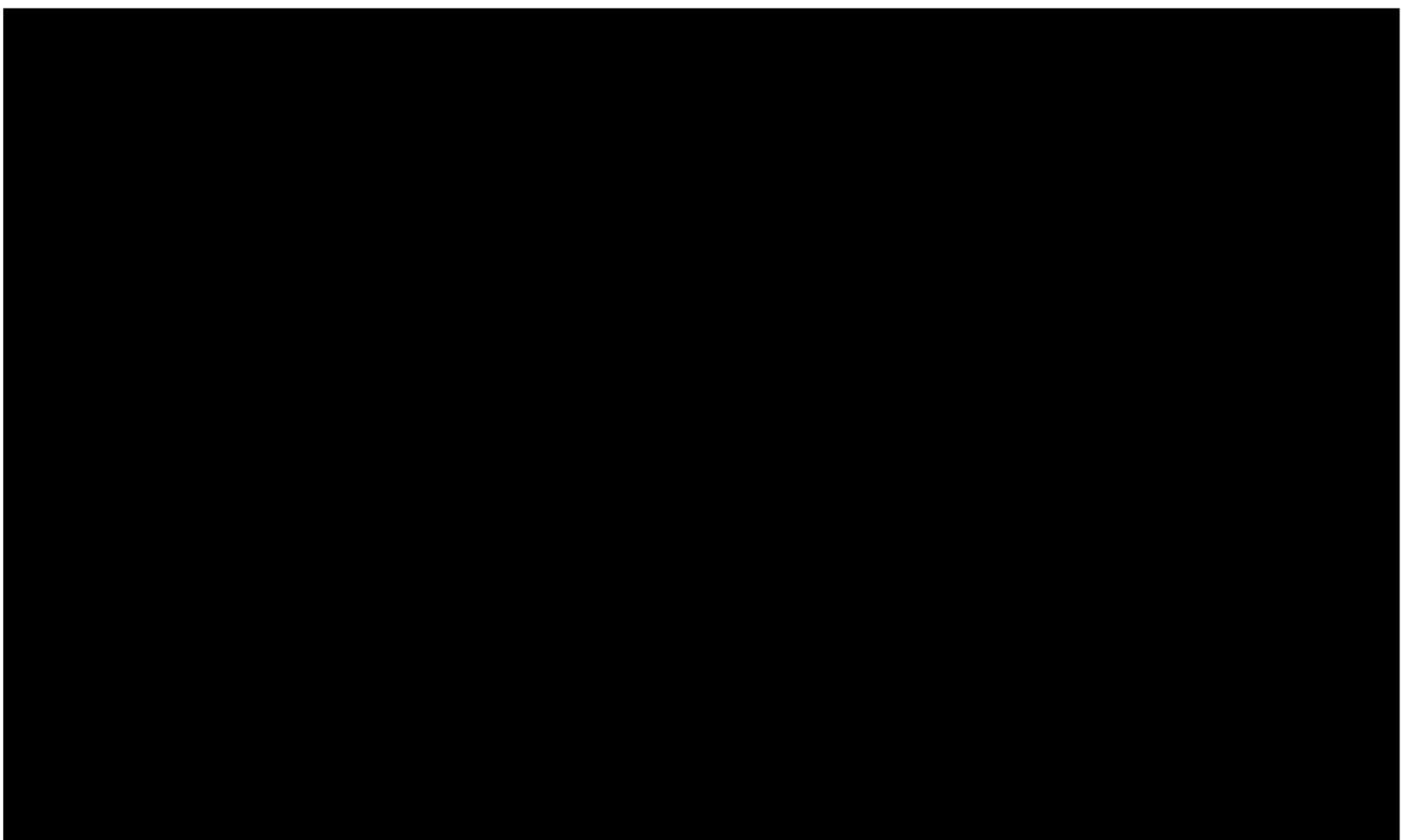




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**From:** Sarah Burrow <Sarah.Burrow@arun.gov.uk>  
**Sent:** 14 March 2022 10:35  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** RE: Notification of an appeal A/46/21/OUT

Dear Anita,

Thank you for consulting us on this appeal. I have noticed that there does not appear to be a Drainage Engineer consultation provided for the original application. I apologise for this oversight. We would have had no objection to the application but would have requested that standard condition PCENG2 was applied if you were minded to approve the application.

Please can you add this condition to the list of recommended conditions should the inspector be minded to uphold the appeal? This is to ensure that the development is adequately drained and does not increase flood risk elsewhere.

**PCENG2**

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

**INFORMD**

*"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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance of 40% on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. The design must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 40%).*

*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 groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.*

*Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application."*

Kind regards

**Sarah Burrow**

Engineering Assistant, Engineering Services

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Current working pattern: Monday-Friday: 8am - 2:30pm

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 31 January 2022 10:19

**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>

**Subject:** Notification of an appeal A/46/21/OUT