

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 February 2020 09:09
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/137/19/RES

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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Save the environment - think before you print.

From: Sarah Burrow [REDACTED]
Sent: 18 February 2020 16:50
To: Planning.Responses <[REDACTED]>
Subject: RE: Planning Consultation on: BE/137/19/RES

Engineers Comments Regarding Surface Water Drainage

The applicant has provided some groundwater monitoring and infiltration testing data, alongside a drainage layout as part of this application. The following points are noted:

1: Groundwater monitoring is expected over a full winter period for a development of this size. Luckily the applicant has captured data for when groundwater peaked in February 2019. We will accept this result in a future DOC application.

2: Infiltration testing was completed in November. These tests need to be completed in peak winter conditions when the ground is at its most saturated. Before making a DOC application the applicant will need to repeat these tests in winter conditions. **We will consider further testing to be completed up to the end of February 2020. The applicant is encouraged to contact this department to agree the level of testing required.**

3: Despite early indications of favourable infiltration rates the applicant is proposing to attenuate part of the surface water on site and discharge any overflows to the two boundary ditches. This is not appropriate. It is expected that all water is infiltrated on site with no overflow to the ditches in accordance with the hierarchy for sustainable drainage. This will be dictated by the results of further testing as per point 2.

4: An infiltration basin appears to be located within the public open space, please consult Parks and Greenspace regarding this matter.

There is a concern that the applicant may be proposing to attenuate surface water on parts of the site due to the limited space remaining around dwellings and protected trees. Surface water drainage must be considered at the

earliest opportunity and form part of the layout development process. Without adequate winter infiltration testing there is no way of determining the area take up required for a fully infiltrating surface water drainage solution. Blanket solutions will likely be required with a 5m easement from buildings to soakaways and diffuser units in permeable paving. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed.

Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

Therefore, we object to the application at this time.

To overcome the objection the applicant should complete winter infiltration testing and complete calculations to assess the size of structures required. A rough plan should be formed showing where these structures can be provided within the proposed layout. Detailed design of the system can be left until discharge of conditions where the applicant should provide the level of information stated within our checklist
<https://www.arun.gov.uk/drainagechecklist>.

Kind Regards

Sarah Burrow
Engineering Assistant

and

Paul Cann
Principle Drainage Engineer

From: Planning.Responses <[REDACTED]>
Sent: 09 January 2020 16:49
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: BE/137/19/RES

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6
Approval of Reserved Matters Following Outline Approval
APPLICATION NO: BE/137/19/RES
Registered: 9th January 2020
Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA
Grid Reference: 493805 102331
Description of Works: Application for approval of phase 2 reserved matters following outline permission BE/63/17/OUT (as amended by BE/131/18/PL) for 20 No. dwellings.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 13-FEB-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

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

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
