

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Neeltje Chappell [REDACTED]
Sent: 12 October 2021 10:14
To: Richard Sherman <Richard.Sherman@arun.gov.uk>
Subject: RE: BN/110/21/HH - Shelley House, Church Lane

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Dear Richard,

Thank you for your call, please take this email as written confirmation that we agree to the pre-commencement condition outlined below.

Many thanks for all your help on this application and I look forward to receiving the decision in due course.

Kind regards,

Neeltje Chappell

Helyer Davies Architects Ltd
1 The Old Flour Mill, Emsworth, PO10 7BT

From: Richard Sherman <Richard.Sherman@arun.gov.uk>
Sent: Tuesday, 12 October 2021 09:58
To: Neeltje Chappell [REDACTED]
Subject: BN/110/21/HH - Shelley House, Church Lane

Dear Mrs Chappell,

Following on from our telephone conversation.

We have received comments from our Engineers (Drainage) who have requested a condition. This is pre commencement and as such it has to be agreed. Their comments are:

Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment and Flood Zone 2, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately 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. 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:

INFORM D

"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 BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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 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."

Therefore please can you confirm that you agree or not to this condition?

Thanks

Regards

Richard

Richard Sherman

GIS, Monitoring and Consultation Officer,
Planning Policy Department



T: 01903 737831
E: richard.sherman@arun.gov.uk

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