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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 28 September 2021 13:52

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

Cc: Amber Willard <Amber.Willard@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on: BN/117/21/DOC

Engineers Comments Regarding Surface Water Drainage

The applicant has supplied a drainage layout showing the existing drainage arrangements on the site. Insufficient detail has been provided for me to be able to recommend that Condition 4 on application BN/70/21/HH is discharged.

As far as I can tell the surface water drainage condition associated with the original development (application reference EG/52/11 Condition 8) was never approved (applications EG/50/12/DOC and EG/35/13/DOC both refused). Indeed application EG/35/13/DOC showed additional cellular soakaways (not shown on this application BN/117/21/DOC) connected to each concrete ring soakaway to compensate for the under sizing of the original design which was constructed in advance of the discharge of (pre-commencement) Condition 8.

In order to utilise the existing surface water drainage arrangements on site the applicant would need to evidence that it is fit for purpose and can accept the additional flows from the proposed extension. This will involve a short period of winter groundwater monitoring, winter infiltration testing (in strict accordance with BRE DG 365 and above peak groundwater level) and an independent survey of the existing system (we currently have no detail of capacity, construction or levels in this application). In theory this information should be readily available from the site developer (Persimmon) as they would have needed this to discharge their original condition. However, as far as

I can see there is no period of winter groundwater monitoring nor appropriate infiltration testing to evidence that the surface water drainage on the site meets our requirements. From the correspondence associated with the applications I have referenced above, it would appear that there was a likelihood that the existing soakaways may have been constructed below peak groundwater level which would negatively impact their storage capacity and performance.

I am aware that there has been a previous enforcement file associated with this site regarding the failure of the developer to discharge the surface water drainage condition. The enforcement reference for this is ENF/328/20. As far as I am aware Engineers were not consulted regarding the enforcement (or not). I have to consider this application on its own merits, however I have provided the historic information that I can find to assist the applicant and Planning Officer.

I would suggest that in order to discharge this condition the simplest way to do so would be to consider the extension as a separate entity and connect a new soakaway to the existing system which can drain the additional roof area. The groundwater monitoring and infiltration testing will still be required (as previously stated this must be completed in the winter period, please contact us to agree times and depths). We provide a surface water drainage checklist [download.cfm \(arun.gov.uk\)](#) which I would strongly advise that the applicant (or their Engineer) completes and submits with their application, please pay close attention to notes 10 and 11 for the level of detail required on the Drainage Layout and Construction Detail Drawings.

Due to the timescales involved in undertaking the winter site investigations I advise that this application is refused. When all the investigations have been made a new application can be submitted. The applicant is welcome (and encouraged) to contact us and discuss our requirements in advance of that application.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

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Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 03 September 2021 13:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BN/117/21/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/117/21/DOC
Registered: 1st September 2021
Site Address: 1 Abercorn Walk Old Rectory Drive Eastergate PO20 3XE
Description of Works: Approval of details reserved by condition imposed under ref BN/70/21/HH relating to Condition No 4 - surface water drainage.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **17th September 2021**.

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.

Yours sincerely

Amber Willard

Planning Case Officer- Arun District Council

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Email: amber.willard@arun.gov.uk

PLCOND00 (008) 2020