From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 February 2021 09:05
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/152/20/PL

Amanda Scholes

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E: amanda.scholes@arun.gov.uk

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 23 February 2021 08:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/152/20/PL

Engineers Comments Regarding Surface Water Drainage

If you are minded to approve the scheme please apply PCENGD2 and PCENGD3.

Discharging these conditions will not be straightforward due to the location of the application. To aid the applicant we have considered the problem and suggest that if roof water is attenuated in a sealed system before being discharged to the main river at an agreed rate, and the driveway is an unlined permeable system which can overflow to the main river we may be able to recommend discharge of the conditions. This will involve the applicant getting an Activity Permit from the Environment Agency which will permit the discharge to the main river. In addition, the applicant will need to ensure that the sealed system is designed to account for groundwater at ground level (calcs to show that buoyancy has been counteracted will be necessary).

We would welcome alternative suggestions from the applicant's engineers. If the applicant is happy to assume groundwater at ground level then there will be no need for winter groundwater monitoring. If the driveway is assumed to act as attenuation (with whatever infiltration possible allowed by leaving it unlined) then no infiltration testing will be required.

However, alternative solutions proposed may necessitate further groundwater or infiltration investigation, as per the conditions.

It is strongly recommended that the applicant/agent/engineer contacts this department directly to discuss the proposal and the level of detail that will be required to support a DOC application.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815
E: sarah.burrow@arun.gov.uk
[redacted]

Whilst national restrictions are in place I will be working flexibly between the hours of 8am and 8pm. I appreciate your patience if I am slower than usual to respond. Equally I understand that you may be facing similar challenges and varying work patterns and will not be expecting immediate responses to my e-mails.
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 08 January 2021 09:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BN/152/20/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	**BN/152/20/PL**
Registered:	6th January 2021
Site Address:	Land adjacent to 49 Warren Way Barnham PO22 0JX
Grid Reference:	496063 104560
Description of Works:	1 No end of terrace two storey dwelling (resubmission following BN/15/20/PL). This site in in CIL Zone 2 and is CIL Liable as new dwelling.

The Council have received the above application.

Click here to view the application details

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable} or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used

for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 11th February 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 https://www.arun.gov.uk/development-plan as can the the leaflet how to respond to planning applications https://www.arun.gov.uk/planning-application-comments which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:https://www.planningportal.co.uk/info/200207/appeals but they will protect personal details.

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 Officer- Arun District Council

Telephone: 01903 737500 x37445

Email: amber.willard@arun.gov.uk

PLCONSULT (ODS) 2020