

From: Hannah Riddle on behalf of Planning.Responses
Sent: 16 March 2022 17:31
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/18/22/DOC

Hannah Riddle
Planning Apprentice
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sarah Burrow
Sent: 16 March 2022 14:11
To: Planning.Responses
Cc: Obafemi Okusipe
Subject: RE: Planning Consultation on: BN/18/22/DOC

Engineers Comments Regarding Surface Water Drainage

The applicant has supplied a SWD Design Layout Dwg which gives an indication of the proposed strategy. They have also provided a surface water drainage statement which attempts to justify the design.

No formal winter groundwater monitoring has been undertaken or agreed with this department, there are observations of groundwater which will prove to be useful. Likewise, no winter infiltration testing has been completed. The applicant attempts to justify the lack of formal site investigations in the statement, however, both winter groundwater monitoring and winter infiltration testing are a stipulation of the Condition that they wish to discharge. These are not optional requirements.

Under normal circumstances the application would now have to be delayed until at least January to allow time to complete the necessary site investigations in December and prepare a supporting design. However, in this case there is an approved surface water drainage design with supporting site investigations at the neighbouring property Russet Cottage. I would have no objection to the applicant using the infiltration testing result from Russet Cottage with their permission. It is suggested that the applicant approaches the relevant site owner and makes an offer of a consideration for their data.

If the owners of Russet Cottage are agreeable to the use of their data then the applicant will need to submit an updated design, calculations and construction detail drawings. Any reference to the previous use of the site is irrelevant, they will need to design the surface water drainage for the new dwelling to meet current requirements.

It is worth pointing out at this stage that the new design must not locate the soakaway within any tree root protection zones. The current proposed location would be unacceptable for this reason.

We provide guidance in our [supplementary requirements for surface water drainage](#) and there is a [drainage checklist](#) linked on the same page. Applicants are guided to this guidance on the informative that is attached to their decision notice. The applicant should read the guidance and make use of the checklist when preparing a DOC submission. The notes on the checklist describe the level of detail that is required on all aspects of the submission.

Due to the level of work required to redesign the system and liaise with the neighbouring property it is recommended that the application is refused and a new DOC application made at a later date.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services



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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses [REDACTED]
Sent: 25 February 2022 10:19
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: BN/18/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/18/22/DOC
Registered: 23rd February 2022
Site Address: The Cottage Highground Lane Barnham PO22 0BT
Description of Works: Approval of details reserved by condition imposed under ref BN/17/21/PL relating to Condition Nos 3 - materials and finishes, 5 - Construction Management Plan, 9 - Energy Statement, 13 - surface water drainage, 14 - foul water disposal, 15 - Biodiversity Enhancement Plan.

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 **11th March 2022**.

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

Obafemi Okusipe

Planning Case Officer- Arun District Council

[REDACTED]

[REDACTED]

FLCONDDOC (008) 2020