

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 June 2020 09:42
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/39/20/PL

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



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Sarah Burrow [REDACTED]
Sent: 04 June 2020 09:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: BN/39/20/PL

Engineers Comments Regarding Surface Water

The applicant has supplied a Flood Risk Assessment which summarises site investigations including groundwater monitoring and infiltration testing. The result of which found groundwater too be high and infiltration rates so low as to make infiltration unviable. I am in agreement that attenuation, with a restricted discharge to the Barnham Rife is the most appropriate strategy for draining surface water from the site.

The proposed strategy is to use an open detention basin for storage, this will also provide an adequate level of water treatment.

The applicant will need to apply for an Activity Permit from the Environment Agency to gain permission to discharge to the Barnham Rife.

The discharge rate will need to be restricted to 2l/s (as discussed within the FRA).

The detailed design still needs to be undertaken, as part of this stage we will expect to see the referenced SOILS Ltd report 17324/PIR detailing the full site investigation (referenced in the FRA). This must include mapping of the locations of the window sample bores. It is likely that we will expect the detention basin to be lined to prevent groundwater ingress and there is a chance that the basin may still need to account for floatation. The applicant will have to allow for the peak groundwater level which according to the FRA could be as high as 0.12mbgl, although without mapping this is hard to determine. We will not accept the argument that this figure is an anomaly given the location of the site and our knowledge of groundwater close to ground level in the area.

I am happy for this to be dealt with via condition if you are minded to approve the application. If so please apply standard condition PCENDG2 (copied below).

PCENDG2

"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:

INFORMD

"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 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 event plus 40% on stored volumes, as an allowance for climate change. 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 <https://www.arun.gov.uk/surfacewater> 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."

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers



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

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

Sent: 27 April 2020 10:34

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: BN/39/20/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/39/20/PL

Registered: 23rd April
2020

Site Address: Land adjacent to Tars Farm House Church Lane Barnham PO22
0DB

Grid Reference: 495960 104112

Description of Works: Erection of 4 No dwellings & associated works. This application is a
Departure from the Development Plan.

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 30-MAY-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 01903 737874.

Regards
Planning Officer

consultee_email

