

**From:** Simon Davis  
**Sent:** 23 June 2020 16:04

**Subject:** FW: Planning Consultation on: BN/50/20/PL

Hi Maddi,

Please see below comments of our drainage engineers setting out a holding objection and the information required to overcome this.

Our Engineer mentions the need to get EA approval. They were not initially consulted so I have just sent a consultation to them (and also consulted Portsmouth Water due to the Source Protection Zone designation).

Kind Regards

**Simon J Davis MRTPI**  
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**From:** Laura Gibbons  
**Sent:** 23 June 2020 15:11  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** Fwd: FW: Planning Consultation on: BN/50/20/PL

Engineers Comments Regarding Surface Water Drainage

We are pleased to see that winter groundwater monitoring and winter infiltration testing have already been completed on this site.

The application site lies within Source Protection Zone I, proposals for infiltration have to be carefully considered, and the Environment Agency will need to be consulted. If infiltration is permitted it is evident that treatment of

surface water must occur prior to discharge to ground, and adequate freeboard to maximum recorded groundwater level must be provided. Infiltration should be used if possible as there are no surface water sewers in the area.

Due to the underlying chalk 10m easement from buildings to infiltrating devices may be required. The potential for solution features is also picked up within the groundwater monitoring report.

It is essential to establish if there is adequate space for surface water drainage prior to agreement of site layout. Drainage should be a fundamental consideration in design. Failure to secure a robustly evidenced implementable drainage strategy at this stage will likely unduly prejudice the drainage design and result in proposals failing to meet policy requirements.

Therefore, we would like to raise a holding objection to this application. To overcome this objection the following information is required:

- specialist geotechnical evidence to ascertain the safety of using soakaways in this location and the required easements from buildings and highways.
- evidence of EA approval of surface water drainage proposals.

Should this information be adequately provided we would then request a series of standard pre-commencement conditions, PCENG2 (amended to account for prior supply of winter testing results), PCENG4, and ENG1.

Kind Regards,