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Save the environment - think before you print.

From: Laura Gibbons [REDACTED]
Sent: 23 June 2020 15:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <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,

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

Sent: 19 May 2020 09:20

To: Land Drainage [REDACTED]

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

Registered: 18th May 2020

Site Address: Land west of Fontwell Avenue Fontwell Avenue Eastergate PO20 3RX

Grid Reference: 494714 106230

Description of Works: Demolition of existing structures onsite & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

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 18th June 2020. 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 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020

<http://www.arun.gov.uk>

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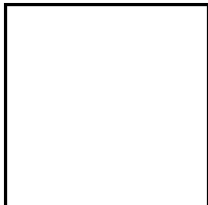
Laura Gibbons

Engineer, Adur & Worthing Councils



Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

Adur and Worthing Councils are working in partnership with Arun District Council



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Production Date: 23 June 2020