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Save the environment - think before you print.

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 04 June 2020 11:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/56/20/PL

Engineers Comments Regarding Surface Water Drainage

The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration 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.

If on-site infiltration is not possible, drainage via a restricted discharge to the local watercourse may be acceptable. Any discharge should be restricted to an agreed rate.

Adequate treatment of surface water must be ensured prior to discharge.

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 here <https://www.arun.gov.uk/drainagechecklist> on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

The applicant is aware that a culverted watercourse crosses the site. All buildings, structures and fences etc to be kept at least 3 metres from the edge of the culvert. No tree planting to take place that will have a detrimental effect on the culvert.

Please apply standard conditions PCENG2 and PCENG3.

It should also be noted that discussions have been had with the applicant to provide a secondary culvert beneath Hill Lane, in order to reduce flood risk in the vicinity. This project is subject to further discussions.

I note the applicant is proposing a sewage treatment plant for the disposal of foul water. There is mains drainage in the vicinity but maybe difficult to connect to. However, the applicant should investigate this option in liaison with Southern Water. If a connection to mains drainage is not possible, then a permit maybe required from the Environment Agency and Land Drainage Consent will be required from ourselves for any connection of treated effluent to the watercourse.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

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

Sent: 03 June 2020 10:04

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: BN/56/20/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/56/20/PL
Registered: 2nd June 2020
Site Address: 33 Hill Lane Barnham PO22 0BL
Grid Reference: 496376 103708
Description of Works: Demolition of existing shed/garage & erection of 1 No detached dwelling. This application affects a Right of Way.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 2nd July 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 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

Amy Myer

Planning Officer- Arun District Council

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Email: amy.myer@arun.gov.uk

PLCONSULT (ODS) 2020