

[REDACTED]

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Hi Zoe,
This condition is a new one on me, but I guess we can employ a drainage expert at some point to sort it out...

Condition agreed

Kind regards,
Matt



35 Goring Road . Worthing . West Sussex . BN12 4AR

[REDACTED]

[REDACTED]

Dear Mr Naish,

I hope you are well.

In this application we have consulted our drainage engineers for their comments.

They have provided us with pre-commencement conditions of:

“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.

“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 event plus 40% on stored

volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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.

If you agree to the above comments please can you email me back to confirm this asap.

Many thanks

Zoe Toppin

Planning Officer, Planning



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