

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 September 2019 13:01
To: Planning Scanning
Subject: FW: Planning Consultation on: BN/75/19/PL

From: Laura Gibbons [REDACTED]
Sent: 19 September 2019 08:52
To: Planning.Responses <[REDACTED]>
Cc: Maria Tomalova <[REDACTED]>
Subject: RE: Planning Consultation on: BN/75/19/PL

Engineers Comments Regarding Surface Water Drainage

The site is located within flood zone 2, we would advocate the use of flood resilience measures to minimise any potential impact of flooding. The Environment Agency should be consulted.

A flood risk assessment has been supplied as part of this application. This states that infiltration will not be viable due to the likely presence of clay. This is insufficient justification, on site infiltration and groundwater monitoring must be completed to establish if infiltration is feasible. The surface water drainage strategy also states that flow would be restricted to 1l/s and discharged to surface water sewer. It should be noted that our minimum acceptable discharge is 2l/s due to the risk of blockage with smaller flows. The drainage which the FRA assumes to be a surface water sewer is actually highways drainage, it is not acceptable to discharge into a highways drainage system.

If you are minded to approve this application please apply the following condition to ensure that the development is adequately drained and does not increase flood risk elsewhere:

PCENG D2

"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:

INFORM D

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

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: [planning.responses@arun.gov.uk](#)
Sent: 05 September 2019 09:36
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BN/75/19/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/75/19/PL

Registered: 29th August
2019

Site Address: Land adjacent to Cherry Trees Lake Lane Barnham PO22 0AD

Grid Reference:

Description of Works: 1 No. dwelling & associated works.

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 10-OCT-19.

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 Maria Tomalova who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
