

[REDACTED]

Please upload the below to the above application. Drainage Engineers comments.

Thank you



[REDACTED]

Hi Maria,

Sorry I had a particularly busy day yesterday before I went on leave, I woke and remembered about this so have logged on to give you a reply, but will be on leave from now and will not be switching on phone/e-mails. The results that Matt is proposing that they use, are slightly beyond what I am comfortable with. That said, I would expect infiltration to be good in this area and this is a single property being sited where there was an existing impermeable area and soakaway.

I would suggest that a compromise would be to use this data but I would like a safety factor of at least 3 applied in the calculations. I am happy to provide a second consultation for this application once a design has been provided. The applicant will have to meet all criteria as shown in the drainage checklist. I would also be keen to see the difference (if any) in topographic levels between this site and Copefield so that the groundwater level can be adjusted if needs be.

If the applicant would prefer to vary the condition to be pre-occupation I would have no objection to this (as already discussed with Dan). I have not copied in Matt so please relay my comments to him.

Kind Regards

Sarah

[REDACTED]

Sara,

I am aware it has been sent to you.

Before my 3 days off Dan sent me an email informing that they make an application to vary the condition from pre-commencement to pre-occupation. They would still have to provide all the detail in the original condition but would be able to commence as they have an existing drainage system.

As I can see they provided some more info. Please let me know if you are happy with or we will advise them to vary condition and refuse to discharge it.

Kind regards

Maria



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[REDACTED]

Sarah

Further to our conversation earlier today please find enclosed a drawing showing the location of our proposed property (outlined in red) and the new property where we were proposing to use the infiltration results from (outlined in blue), it measures 387m from our site.

The area is well known to have excellent filtration and I hope you can agree that this is near enough for us to assume a filtration rate for our site.

If you are happy with that then I will get the soakaways designed as I discussed earlier today.

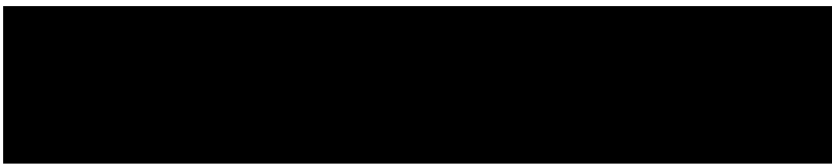
Thanks

Matt Bridle BSc (Hons) MRICS

DOWNSVIEW ASSOCIATES
Chartered Surveyors



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Dear Matt,

Please see below the comments of our Drainage Engineers.

Kind regards

Maria

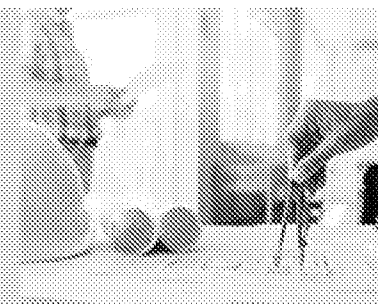


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Engineers Comments Regarding Surface Water Drainage

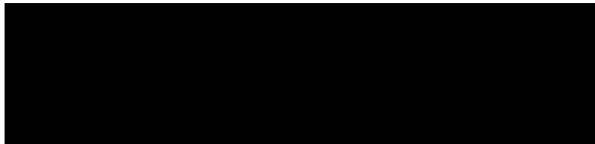
The information supplied is insufficient to recommend discharge of condition 3 and 7 on application BN/121/19/PL. Whilst the principle of utilising the existing soakaway may be feasible, calculations will need to be provided to show that it meets our requirements, and a detailed drainage layout and construction details will also be required. These calculations will rely upon winter infiltration testing (and groundwater monitoring) as per condition 3.

We provide a [Surface Water Drainage Checklist](#) which applicants are guided to in an informative on their decision notice, this makes clear the level of detail required in terms of testing, calculations, the drainage layout and the construction detail drawings. Given that we are currently months away from the winter period, unless the applicant is able to provide winter results from a previous year, I would recommend that the application is refused and a new submission is made in early 2021.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

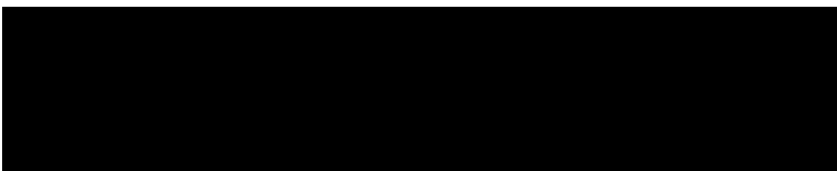


Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/81/20/DOC

Registered: 23rd July 2020

Site Address: Swallowfield Eastergate Lane Eastergate PO20 3SJ

Description of Works: Approval of details reserved by condition imposed under ref BN/121/19/PL relating to Condition Nos 3 - surface water drainage, 4 - Construction Management Plan, 5 - materials & finishes, 6 - hard & soft landscaping, 7 - drainage scheme, 8 - storage of waste and 13 - renewable energy.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **7th August 2020**.

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.

Yours sincerely

Maria Tomalova

Planning Case Officer- Arun District Council

PLCOND00 (ODR) 2020

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

DX 57406 Littlehampton

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