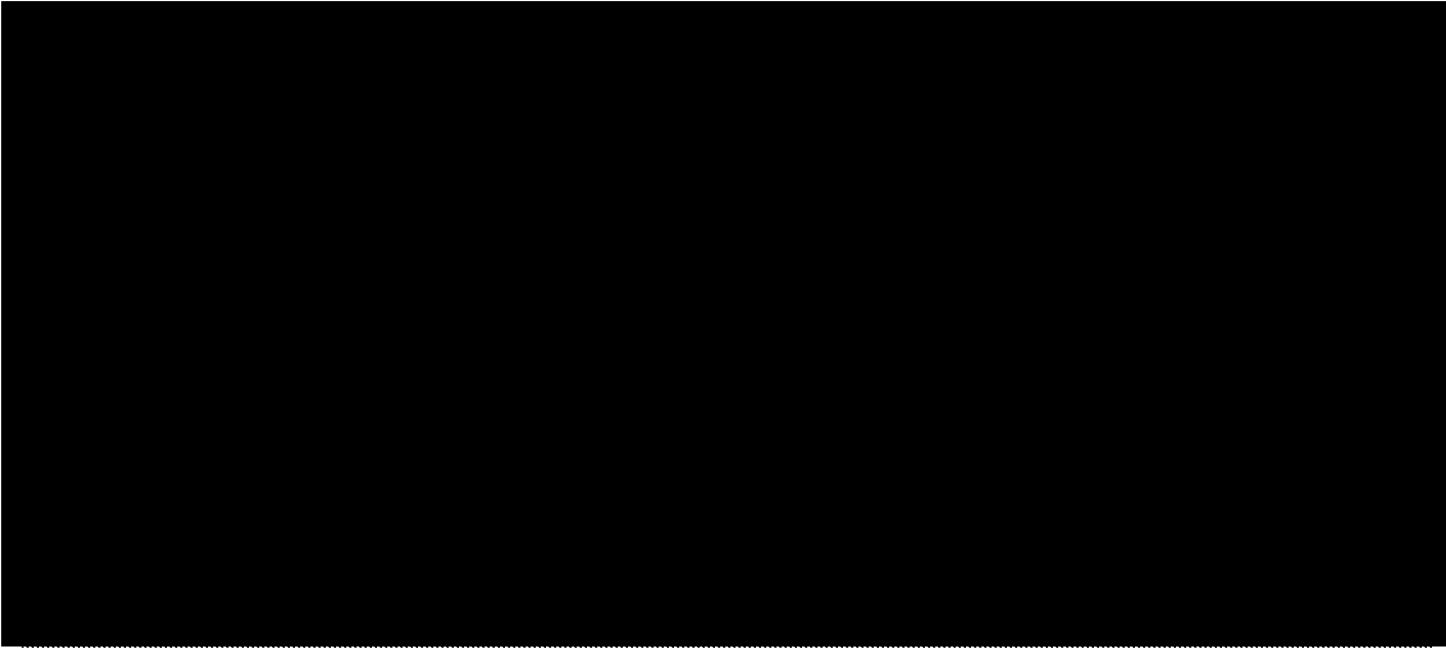




From: Angus Eitel [REDACTED]
Sent: 07 April 2019 09:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/9/19/PL

Simon

Thank you for the feedback.

We did include a limited FRA within the Design & Access Statement - the flood risk zone was obviously a key determining factor in the location, size and form of the proposed dwelling. I think we will find it hard to justify (to the Applicant) the additional expense of undertaking a full FRA by an external consultant (not least as they are currently living in the Flood Zone 2 and their anecdotal evidence is that they have not experienced any noticeable water in that area).

The FRA in the DAS notes the proposed resilience measures in accordance with the EA advice - finished floor 500mm above adjacent ground level on the north west side of the site (EA recommend 300mm), DPC 300mm above ground level, solid floor construction, solid external walls, electrical services fed from above.

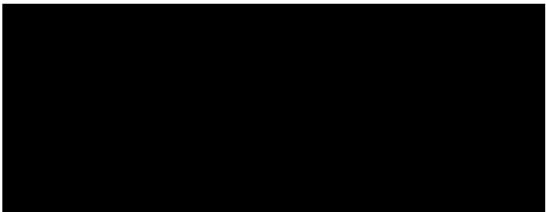
Do you think this is sufficient to satisfy your drainage engineer?

Kind regards

Angus

fiftypointeight

Angus Eitel
Director





On 5 Apr 2019, at 10:23, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Angus,

Please see drainage comments below in respect of the replacement dwelling. There was no validation requirement for a FRA but I wonder would you be prepared to provide one given how close the new dwelling is to the edge of Flood Zone 2?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Laura Gibbons
Sent: 05 April 2019 08:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/9/19/PL

Engineers Comments Regarding Flood Risk and Surface Water Drainage

Flood Risk

Some areas of the site are located within flood zone 2 and 3. The proposed residential property is to be located in flood zone 1. We would advocate the use of raised floor levels or flood resilient design to improve the properties resilience to the effects of climate change. A flood risk assessment should be submitted and the Environment Agency should be consulted. We would also advocate the imposition of a condition on the control of levels throughout the site to ensure that flood risk is not increased elsewhere as a result of the development.

Surface Water Drainage

The application is within the Lidsey catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

If you are minded to approve the application please apply the following condition (PCENG2):
"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 (INFORMD)

"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,
Maitravers Road, Littlehampton, BN17 5LF
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk
Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 08 March 2019 11:09
To: Land Drainage
Subject: Planning Consultation on: BN/9/19/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

BN/9/19/PL

NO:

Registered:

4th March
2019

Site Address:

The Cottage Piggeries Church Lane Barnham PO22 0DB

Grid Reference:

495858 104123

**Description of
Works:**

Replacement of existing residential mobile home with new dwelling & detached garage. This application is a Departure from the Development Plan.

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 11-APR-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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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