

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

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 25 August 2021 13:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/216/21/PL

Dear Maria/Planning Responses,

My apologies, the consultation below is intended for **BR/119/21/PL**. I shall copy them to the relevant consultation request.

I have no conditions to request on LU/216/21/PL and this is covered in a separate e-mail.

My apologies for any confusion caused.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815
E: sarah.burrow@arun.gov.uk



Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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From: Sarah Burrow
Sent: 25 August 2021 13:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/216/21/PL

Engineers Comments Regarding Surface Water Drainage

No surface water drainage information has been supplied with this application, there seems to be no consideration of *sustainable* surface water drainage, the applicant states on the application form that surface water for the site will be disposed of via the Main Sewer. The hierarchy for sustainable drainage must be followed with infiltration fully investigated. A 5m easement from buildings to soakaways must be provided, in addition we stipulate that soakaways are kept 2.5m from property boundaries and 5m from the highway. My initial impression is that meeting these requirements will be tight but not impossible on this site. If the planner is not in agreement or would like further clarification of this then the applicant should provide a plan showing where a soakaway (or alternative infiltration structure) could be located on the site as insufficient space is an inadequate excuse to not follow the hierarchy.

Infiltration should be investigated with winter groundwater monitoring (the length of the monitoring period should be agreed with us, expected to be for an agreed time between December and March) and winter infiltration testing (at agreed time and depth in strict accordance with BRE DG365). Failing to agree the necessary ground investigations can cause lengthy delays to a proposed development if further tests are required the following winter.

If infiltration is proven to be unviable then we would support a restricted discharge of surface water to the surface water sewer on Aldwick Road (as there are no watercourses in the vicinity of the site).

The applicant should be aware that our mapping indicates that the foul sewer crosses the site in the vicinity of the proposed extension, please consult Southern Water regarding this.

If you are minded to approve the application please apply the following conditions 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:

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 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.

Supplementary guidance notes regarding surface water drainage are located here [Drainage Planning Consultations | Arun District Council](#) on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Kind regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk



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

Sent: 21 July 2021 08:19

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: LU/216/21/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: LU/216/21/PL

Registered: 20th July 2021

Site Address: 9 North Street Littlehampton BN17 6JJ

Grid Reference: 502758 103072

Description of Works: Workshop extension and staff room over. This site is in CIL Zone 4 (Zero Rated) as other development.

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 . 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020