



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 07 October 2020 12:45

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

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>; Laura Gibbons

Subject: RE: Planning Consultation on: BR/122/20/OUT

Engineers Comments Regarding Surface Water Drainage

The application proposes a significant increase in impermeable area on the site, whereby there will not be sufficient space to accommodate soakaways. The 'Drainage Statement' states that any additional flows will be discharged via an 'existing 150mm underground drainage to mains sewer'. The implication is that this is a surface water sewer. Please note that our records show no public surface water sewers in the close proximity of the site and the applicant will need to evidence the existing point/s of connection. Any additional flow to the sewer will have to be agreed with Southern Water, and we would expect to see evidence of this agreement and a capacity check for the sewer to which surface water is to be discharged.

Peak runoff rates are to be restricted to QBAR or as required by Southern Water. This will likely involve attenuating volumes on site before a restricted discharge to the sewer. Winter groundwater monitoring will be necessary to account for the risk of buoyancy in any underground tanked system (although this could be avoided by assuming groundwater at ground level if so desired).

In order to ensure that these requirements are met and that flood risk is not increased elsewhere we would recommend that the following condition is applied should the application be approved:

"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. 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.

Kind Regards

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Engineering Assistant, Engineering Services

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Current working hours: Mon 8:00-2:30, Tues-Thur 8:00-17:30, Fri 8:00-11:30

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 26 August 2020 13:50
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: BR/122/20/OUT

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No:	BR/122/20/OUT
Registered:	26th August 2020
Site Address:	Garth House High Street Bognor Regis PO21 1HQ
Grid Reference:	493959 99250
Description of Works:	Outline application with some matters reserved for demolition of Garth House and West View to be replaced with 20No. self contained apartments consisting of 10 No. 1 bed and 10 No. 2 bed apartments.

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 24th September 2020 . 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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (OD8) 2020