

From: Simon Davis

Sent: 05 November 2018 11:49

Subject: FW: Planning Consultation on: BR/214/18/PL

Dear Adrian,

Please see below consultation advice and note the comment about flood risk. I see from both our mapping and the EA online maps (<https://flood-map-for-planning.service.gov.uk/>) that parts of the site (not all) lie in Flood Zones 2 & 3.

Condition ENG2B is a pre-commencement condition therefore we will need your agreement to its use:

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 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 satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Laura Gibbons
Sent: 05 November 2018 11:41
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: BR/214/18/PL

Engineers Comments Regarding Flood Risk and Surface Water Drainage

The application form states that the proposed site is not located within flood zone 2 or 3. This is incorrect and therefore a flood risk assessment needs to be provided and the Environment Agency consulted.

It should also be noted that the site is at low risk from surface water flooding, and west street is at moderate to high risk of surface water flooding.

Please apply **ENGD2B**

Soakaways must be investigated for surface water disposal.

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 BRE 365, 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 are also enclosed for information.

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 [mailto:planning.responses@arun.gov.uk]
Sent: 23 October 2018 11:49
To: Land Drainage
Subject: Planning Consultation on: BR/214/18/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: BR/214/18/PL

Registered: 1st October
2018

Site Address: Former hotel tennis courts adj to The Royal Norfolk Hotel West
Street West Sussex PO21 2LH

Grid Reference: 493199 98842

Description of Works: Erection of four terraced residential dwellings, garden/cycle
storage sheds & associated car parking, utilising the existing
access - This application may affect the character &
appearance of The Steyne, Bognor Conservation Area & will
affect the setting of a Listed Building

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 22-NOV-18.**

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
