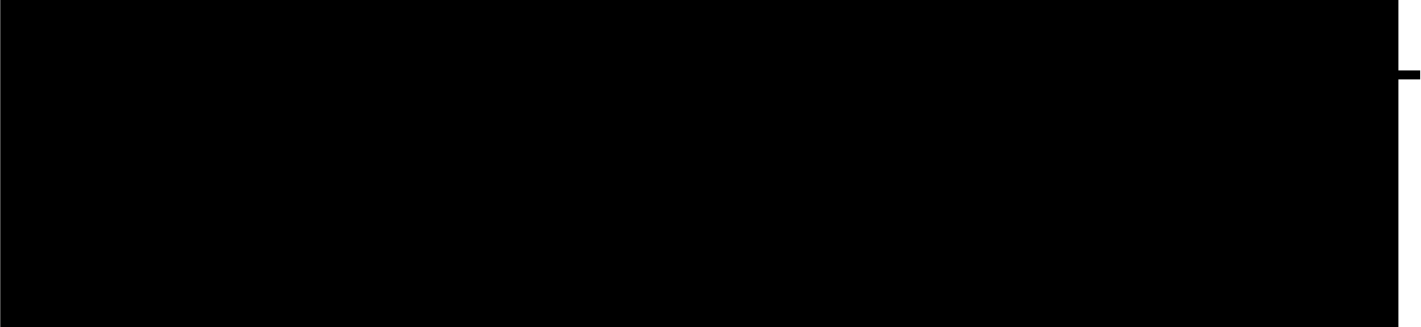




From: Paul Cann
Sent: 04 October 2017 11:42
To: Planning.Responses
Subject: RE: Planning Consultation on: BR/229/17/PL

Engineers comments in respect to surface water flood risk:

As explained in the response from WSCC (Kevin Macknay), the site is within an area of surface water flood risk. This was highlighted during the June 2012 flood event and provides storage is much less significant storm events. Whilst numerous improvements have been made to the local drainage system, there is still a high risk of surface water flooding.

On that basis, I would like to raise an objection to the proposal, until such time that it can be proven that flood risk to neighbouring properties will not be increased. Any raising of ground levels and placing of structures within the flood zone will increase the flood risk. Existing flood storage and flow paths must be maintained (and betterment provided where possible).

Engineers comments in respect to surface water drainage:

Please apply standard conditions ENGD2A, ENGD4A and ENGD6A.

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 30% 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.

If soakage proves not to be feasible, then a restricted discharge to the culvert will need to be discussed, with onsite attenuation/storage.

A culverted watercourse crosses the site, near to the southern boundary. No new trees to be planted within the vicinity of the pipe and all boundary fences will need to be demountable with fence posts not being positioned above the pipe. The detailed arrangements will need to be agreed. There are remnants of the original ditch that once passed through the site, which represents the lowest area within the site. This must be retained/cleaned out as it provides local drainage/flood storage.

The applicant should note that responsibility for the maintenance of the culvert lies with the owners of the land through which it passes.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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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



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 13 September 2017 15:18
To: Paul Cann
Subject: Planning Consultation on: BR/229/17/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 BR/229/17/PL

NO:

Registered: 8th September
2017

Site Address: Land to rear of 41 - 47 Pevensey Road Bognor Regis PO21
5NY

Grid Reference: 492165 99854

Description of Works: Erection of 4 No. dwellings, 1 No. detached garage, parking & alterations to existing access & driveway (resubmission following BR/200/16/PL).

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 12-OCT-17.

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
