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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 01 December 2020 14:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/244/20/PL- The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor Regis PO21 1SU

Engineers Comments Regarding Surface Water Drainage
The FRA submitted includes proposals for a green roof and tank storage to be provided to limit discharge to the surface water sewer. We support such proposals on a site of this nature where available space is limited. The proposals follow the hierarchy for sustainable drainage.

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.

PCENGD2- amended to remove requirement for infiltration testing and groundwater monitoring
"*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.

And the accompanying informative:

INFORMD -amended to remove requirement for infiltration testing and groundwater monitoring
"Discharge from the site should be reduced to ensure betterment is achieved. Due to the nature of the site the surface water drainage design must have provision to ensure that there is capacity in the system to contain the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. 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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.

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