

Engineers comments for BR/266/12/

There is a high probability that there is a public foul sewer on this site, if this is the case and the building proposals are over or within 3m of a sewer then a formal agreement will need to be sought with southern water. Construction of soakaways will not be allowed within 5 m of any sewer/drain. Exact locations of existing surface water and foul water system will be required to discharge the surface water condition.

Please apply the following condition.

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Existing surface water system and foul water system must be included with this submission. 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 SUDS Manual produced by CIRIA. 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 shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Regards

Mike Burford

From: Brian Holland
Sent: 05 November 2012 16:40
To: Mike Burford
Subject: FW: Planning Consultation on: BR/266/12/

[Brian Holland](#) | Engineering Services Manager, Greenspace, Engineering & Emergency Planning, [Arun District Council](#) |
Location: 2nd Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Arun and Chichester District Council coast protection and land drainage services are working in partnership

Visit our web sites at www.arun.gov.uk and www.chichester.gov.uk



Save the environment - think before you print.

From: planningecons@arun.gov.uk [<mailto:planningecons@arun.gov.uk>]

Sent: 02 November 2012 12:31

To: Brian Holland

Subject: Planning Consultation on: BR/266/12/

DO NOT DELETE

To: **Engineering Services Manager**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Planning Permission

APPLICATION **BR/266/12/**

NO:

Registered: 2nd November
2012

Site Address: 28 & 30 Corbishley Road Bognor Regis West Sussex PO22
9HR

Grid Reference: 493303 100600

Description of Works: Erection of 2 no. 2 bed dwellings and 1 no. 3 bed dwelling and
formation of 3 no. parking spaces.

The Council have received the above planning 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 06-DEC-12.

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 Mrs S Leeson who can be contacted on telephone number 01903 737769.

Regards
Planning Officer

consultee_email
