

**From:** Simon Davis  
**Sent:** 03 January 2019 10:51  
**To:** 'Jonathan Pritchard' [REDACTED]  
**Subject:** FW: Planning Consultation on: BR/311/18/PL

Dear Jonathan,

Please note the below drainage engineer comments.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)  
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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**From:** Laura Gibbons  
**Sent:** 02 January 2019 16:33  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on: BR/311/18/PL

Engineers Comments Regarding Surface Water Drainage

The proposals are to limit discharge to 5l/s. This is not appropriate, discharge should be restricted to either QBar or 2l/s whichever is the greater. 2l/s is achievable without increasing the risk of blockage to unacceptable levels.

Furthermore, the development is within a surface water flood risk area. The attenuation basing should be designed to accommodate the surface water flooding displaced by the proposed building and the rain water from the proposed impermeable areas.

There is a private sewer running through the site which is in a poor state of repair. The applicant has been in consultation with us regarding this previously. The corrective measures identified must be undertaken. The derelict culvert that is also present in this area should be removed, the applicant is advised to contact us regarding this.

Please apply ENGD2B, ENGD4A, ENGD5A, 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 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. Groundwater monitoring is required October to March inclusive, the locations should be discussed with the Council's Engineers. Winter infiltration testing must also be completed. 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,  
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Arun is Working in Partnership with Chichester District Council  
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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 12 December 2018 12:20  
**To:** Land Drainage  
**Subject:** Planning Consultation on: BR/311/18/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** **BR/311/18/PL**

**NO:**

**Registered:** 29th November  
2018

**Site Address:** Land to the east of University of Chichester Upper Bognor  
Road Bognor Regis PO21 1HR

**Grid Reference:** 494394 99714

**Description of Works:** Erection of 176 bedroom student accommodation building with associated hard & soft landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Upper Bognor Road, Mead Lane Conservation Area & is a Departure from the Development

Plan.

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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 13-JAN-19.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://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/](http://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

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