

From: Julie Grieves on behalf of Planning.Responses
Sent: 05 April 2019 10:08
To: Planning Scanning
Subject: FW: Planning Consultation on: BR/63/19/PL

Julie Grieves - (Working days Monday, Tuesday, Thursday & Friday 9.15am-2.15pm)
| Technical Support Unit Assistant, Planning Department, Directorate of Place, Arun District Council |

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From: Laura Gibbons
Sent: 04 April 2019 14:21
To: Planning.Responses
Cc: Stuart Corbey
Subject: RE: Planning Consultation on: BR/63/19/PL

Engineers Comments Regarding Surface Water Drainage

I object to the currently proposed layout due to a lack of space for surface water drainage.

Infiltration must be fully investigated, insufficient space for infiltration is not valid justification for not using infiltration. Soakaways must be located 5m away from buildings, and should be located 2.5m away from property boundaries. The proposed layout does not provide space given these requirements.

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 BRE365, 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 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 here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

I hope that plans will be revised to provide more space for surface water drainage. Should this happen we would request the following conditions to be imposed.

PCENG02

"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 winter 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 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.

PCENG04 PC

"Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies 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 future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

The applicant should also be aware that there could be culverted ordinary watercourses located in the area, and within the site. Should any of these features be found during construction we would need to be contacted immediately.

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 [REDACTED]
Sent: 25 March 2019 11:04
To: Land Drainage
Subject: Planning Consultation on: BR/63/19/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/63/19/PL

Registered: 25th March
2019

Site Address: 15-17 Kew Gardens Bognor Regis PO21 5RD

Grid Reference: 491769 100082

Description of Works: Demolition of existing building and erection of 6No. three bedroom dwellings with associated accesses and car parking.

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 27-APR-19.

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 Stuart Corbey who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
