



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 27 May 2021 15:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/18/21/PL

Dear Neil,

My apologies for the delay in my consultation response, I am sure you are aware and understanding of the staff shortage in Engineering Services at present which has impacted on our response times to planning consultations.

I have some questions regarding the surface water drainage strategy that is proposed for this site. The applicant has commissioned and submitted a Foul and Surface Water Drainage Report to supplement the plans for the site. Within this they have proposed to dispose of roof water via a geocellular soakaway in the rear garden of the proposed property and to drain the driveway with permeable paving. The engineer has provided evidence of the infiltration testing completed on the site however it is not clear when these tests were completed (Appendix F, the report, is dated 29/03/2021). No groundwater monitoring data has been supplied.

Whilst we advocate the use of infiltration where possible and commend the applicants foresight in commissioning the work, I have some concerns as a result of investigations on neighbouring sites. Groundwater monitoring at Scyld has been utilised for the surface water drainage design for Mistletoe Farm. This showed groundwater to rise to 0.3m below ground level in February (results attached). On the basis of high groundwater, both Scyld and Mistletoe Farm are having to attenuate surface water before discharging it to the watercourse at the north at a restricted rate (see CM/11/21/DOC and CM/39/20/DOC) . Without any winter groundwater monitoring or evidence to indicate that the ground conditions will be different on this site then I would expect that high groundwater will make infiltration unviable here.

As a result of these concerns I ask that you do not list the Foul and Surface Water Drainage Report as an approved document. I will happily reconsider the application if the applicant can provide some clarification of peak (winter) groundwater levels on the site and the precise date of infiltration testing. However, in the absence of this data and in the interest of expediency, I ask that you apply standard condition PCENG D2 (copied below) if you are minded to approve the application. This will ensure that flood risk is not increased on the site or elsewhere as a result of the development due to a potentially inappropriate surface water drainage design.

Please do not hesitate to contact me if you have any questions.

PCENG D2

“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.

And the accompanying informative:

INFORMD

“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 event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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 [Drainage Planning Consultations | Arun District Council](#) 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

Sarah Burrow

Engineering Assistant, Engineering Services



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Current working pattern: Monday 8am-2:30pm, Tuesday 8am-5:30pm, Wednesday 8am-5pm, Thursday 8am-5:30pm, Friday 8am-11:30am.

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 19 April 2021 14:43

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: CM/18/21/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: CM/18/21/PL
Registered: 13th April 2021
Site Address: Land adj Mistletoe Farm Horsemere Green Lane Climping BN17 5QZ
Grid Reference: 499658 102249
Description of Works: Erection of 1 No. 3 bed dwelling. This application is within CIL Zone 3 and is CIL liable as new dwelling.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 21st May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (GOB) 2020