

Arundel D/C Planning Dept:

20 August 2021

Attn: Nicola Spence

Dear Nicola,

Copy of letter sent with
P.A.A. [PA4/16/21.] SEE
** Below Reasoning Existing
proposed Drainage

Re: 1 NEW TYPED COPIES, CLIMPTON STREET
LITTLEHAMPTON W/SUSSEX BN17 5RJ.

Applicant P.A.A. Propose for proposed SINGLE STOREY, FLAT
ROOFED REAR EXPANSION TO THE ABOVE.

* The Property is a TYPED END OF TERRACE DWELLING
WITHIN THE LIDSEY TOWNHALL CAPTAINMENT & FOLLOWING
AN E-MAIL FROM SARAH BOREW - E.G. 2020 I
WROTE REPLYING & CONFIRM THAT:-

- (i) F.W.D. (EXISTING) IS OFF GRID
- (ii) S.W.D. (EXISTING) IS TO A SOAKAWAY. FURTHERMORE
THE PROPOSED IS BEING BUILT OVER AN EXISTING
PATIO & WILL HAVE A "SEDUM" STYLE ROOF WITH
ANY EXCESS RAIN WATER DISCHARGED TO A NEW
OR, IF APPROPRIATE, EXISTING SOAKAWAY(S).

* ONE FINAL POINT, I WAS ADVISED LAST YEAR THAT IT
WOULD NOT BE POSSIBLE TO HAVE A LARGER HOUSE
EXPANSION NOTIFICATION AS THE PROPOSED WAS IN THE
LIDSEY TOWNHALL CAPTAINMENT BUT AS THE DRAINAGE
BOUNDARIES MAY NOT BE IDENTIFIED I WOULD IF AN
L.H.E. COULD BE APPLIED. YOUR CONSIDERATION WOULD BE
APPRECIATED.

As Always, THANKS FOR YOUR HELP & STAY WELL
KINDST REGARDS,

Trevor Unsted
65-67 Sea Lane
Rushington
BN18 2RO Tel

From: Sarah Burrow [REDACTED]
Subject: RE: 1 New Thatched Cottages Climping Street Climping.
Date: 8 Sep 2020 at 10:15:25
To: Trevor Unsted [REDACTED]

Dear Trevor,

Thank you for your e-mail. I will give a basic explanation of the policy re the request for and application of pre-commencement surface water drainage conditions, I hope this will assist. As a consultee, the Engineers will request that pre-commencement condition PCENG2 is applied on all extensions in the Lidsey Treatment catchment. As you imply, the reason for this is to reduce the risk of surface water being connected to the foul sewer. However, we also see applications coming in for planning permission that may be considered Permitted Development, if the application is of such scale the Engineers will not do a detailed assessment or recommend conditions. In any case, it is up to the Planning Officer to decide what conditions to apply if permission is granted and they do not always apply PCENG2 when we have requested it.

In the specific case you have mentioned, if there is no connection to the foul sewer and no proposed connection post construction then I think there would be a strong argument to avoid the application of PCENG2. Without seeing the plans I cannot comment as to whether we would deem it equivalent to Permitted Development. I would suggest that if your applicant is keen to avoid pre-commencement conditions (should the application be approved), then it would be prudent to include a statement with the application stating that there is no connection to the foul and how the applicant intends to drain surface water from the site.

In this case I would expect we would be happy for the surface water drainage to be overseen by Building Control. Although of course we would hope that their expectations of testing, design and construction would be in line with best practice as per the condition.

I hope this is of assistance.

Kind Regards

From: Trevor Unsted [REDACTED]
Subject: 1 New Thatched Cottages Climping Street Climping.
Date: 4 Sep 2020 at 09:40:47
To: [REDACTED]

Dear Sarah,

My clients are hoping to put a single storey flat roofed extension on the rear of their property, in the recess. The o/all size will be approximately 2.300x6.000. The property is in the Lidsey catchment area however the FWD is off grid and the SWD is to soak away. I don't think the SWD is worsened as the extension is being built on an existing patio area.

Hopefully drainage wise, the proposal will not be of concern or consequence but I would very much appreciate your thoughts and guidance.

Many thanks and kind regards,

Trevor

[REDACTED]

Trevor Unsted
Sent from my iPad