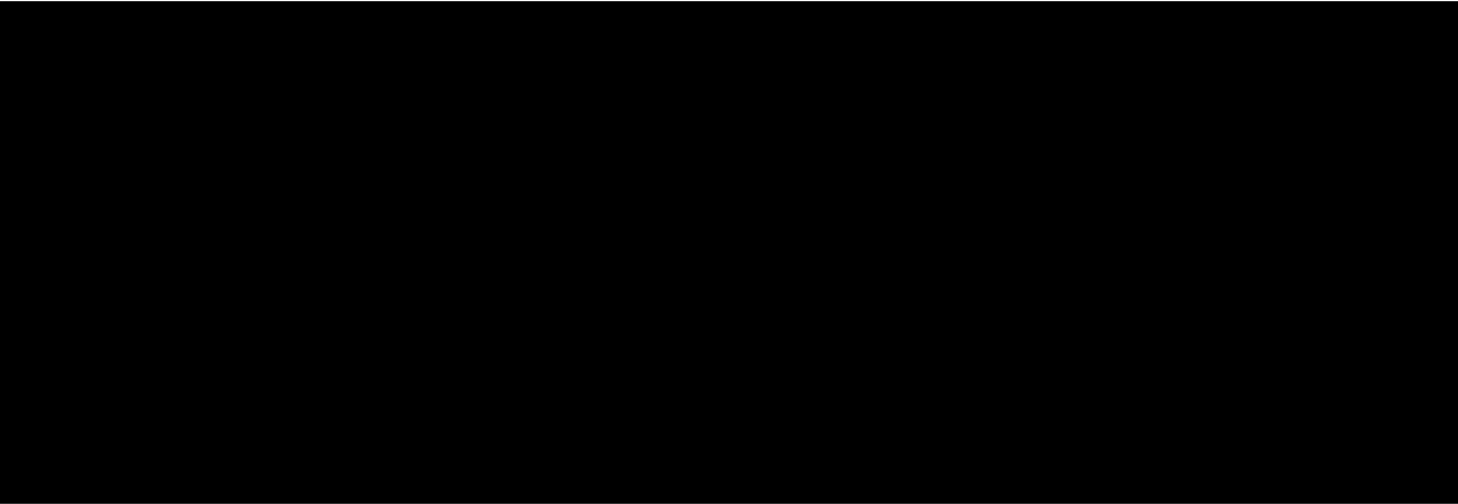



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 03 November 2020 11:40

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

Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: Planning Consultation on: EP/115/20/PL

Engineers Comments Regarding Surface Water Drainage

The hierarchy for sustainable drainage must be followed with infiltration fully investigated. A 5m easement from buildings to soakaways must be provided, in addition we stipulate that soakaways are kept 2.5m from property boundaries and 5m from the highway.

Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. The applicant has provided no surface water drainage design, but has indicated on the application form that soakaways are proposed to be used to drain surface water. In addition, the Design Access Statement states that "All hard landscaping is to be permeable to allow for water to drain easily through to the ground beneath". No winter groundwater monitoring or percolation testing results have been provided to evidence that infiltration is viable on the site.

Without winter groundwater monitoring and winter infiltration testing there is no way of determining the area take up required for an infiltrating surface water drainage solution.

In this case, it is clear from the dimensions shown on the site layout that it will not be possible to locate soakaways within the boundaries of either of the semi-detached properties. It is unlikely that a soakaway serving all of the proposed buildings (including the garage) can be located between the existing bungalow and the new garage (not

certain as dimensions not provided). There is a slim possibility that a soakaway could be placed within the rear garden of the existing bungalow, however this would be a challenge, would require a relaxation of our requirements regarding the proximity to the boundary and would result in the undesirable outcome of both semi-detached properties being drained outside of their curtilage on to someone else's property.

Not utilising infiltration due to lack of space is inappropriate, this proposal unduly prejudices drainage design and is likely to not allow for the hierarchy for sustainable drainage to be followed. *There are no ordinary watercourses within or adjacent to the site, if infiltration is unviable due to inadequate space the water would have to go to foul sewer, it is unlikely this would be acceptable to Southern Water and therefore there would be a significant risk that the application would not be implementable.*

Therefore I object to the application.

In order to remove my objection the applicant will need to supply winter groundwater monitoring, infiltration testing and a drainage design that shows that it is possible to meet our requirements and drain surface water from the site without increasing flood risk elsewhere.

However, if you are minded to approve the application please ensure the following conditions are applied:

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:

INFORM D

"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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Kind Regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk



Current working hours: Mon 8:00-2:30, Tues-Thur 8:00-17:30, Fri 8:00-11:30

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

Sent: 02 October 2020 10:49

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: EP/115/20/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: EP/115/20/PL
Registered: 2nd October 2020
Site Address: 4 Beachlands Close & land rear of 18 Montpelier Road East Preston BN16 1JZ
Grid Reference: 507222 102368
Description of Works: Side extension, loft conversion & detached garage to existing dwelling & erection of 2 No semi detached houses. This site is in CIL Zone 4 & is CIL Liable as new dwellings.

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 5th November 2020. 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

Andrew Wood

Planning Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONSULT (ODS) 2020