

From: Laura Gibbons
Sent: 15 October 2018 15:28
To: Anita Gardner
Subject: FW: Planning Consultation on EP/131/18/DOC

Hi Anita,

Following my last email on the 8th October I am happy to recommend the discharge of conditions 4 and 5.

Attached is some correspondence from the agent. The surface water drainage and shrubbery should be completed in line with the statement from the agent.

Kind 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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From: Laura Gibbons
Sent: 02 October 2018 13:44
To: Planning.Responses
Cc: Anita Gardner
Subject: RE: Planning Consultation on EP/131/18/DOC

Engineers Comments Regarding Surface Water Drainage

Condition 4- discharge of flows to a watercourse

The proposal is to use shallow infiltration to dispose of surface water rather than to connect to the ditch. Have infiltration tests been conducted to determine if this is viable? I would anticipate the underlying geology to be clay with possibly sand and or gravel present. The exact extent of sand and granular material at this locality will affect if infiltration is viable or not. The viability of infiltration needs to be determined before this condition can be discharged.

Condition 5- access and maintenance of watercourse

Can the applicant please confirm the distance between the proposed planting and culverted watercourse?

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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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 24 September 2018 14:33
To: Land Drainage
Subject: Planning Consultation on EP/131/18/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION EP/131/18/DOC
NO:

Registered: 15-AUG-18
Site Address: 60 Vermont Drive East Preston BN16 1LG

Description of Works: Approval of details reserved by condition imposed under EP/69/17/PL relating to conditions 4-discharge of flows to watercourses & 5-access & maintenance of watercourses or culverts.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 8th October 2018.

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 officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

[REDACTED]

From: Lauren Willard [REDACTED]
Sent: 05 October 2018 07:23
To: Laura Gibbons
Cc: Paul Cann
Subject: EP/131/18/DOC

Follow Up Flag: Follow up
Flag Status: Completed

Dear Laura

I have spoken with Paul Cann (who I originally met on site) regarding your comments and would like to comment further;

We will not discharge any rainwater from the proposed dwelling roofs or hard landscaping into the watercourse.

We will not not discharge any rainwater from the new dwelling roofs or hard landscaping into the foul drainage system.

As you are aware Building Control who have a good knowledge of the local area have suggested that there is likely to be a gravel layer approximately 2 metres below ground. We will construct the proposed soakaway so that the bottom of it sits on this layer, to improve the infiltration. The soakaway will remain above the water table. I have suggested that the soakaway will be designed to allow for 1m³ for every 20m² of roof it would be feasible to increase this if it is felt necessary to do so.

The watercourse isn't accessible and appears to have been culverted at some point however it is hard to tell as the neighbouring properties have extended their gardens into this space somewhat and have hedges and other planting roughly where the watercourse should be. In terms of the condition imposed on the planning approval we will not be discharging to this watercourse at all so therefore are not providing any details regarding the watercourse.

The proposed planting I have suggested is all non invasive shrubs with an overall maximum height and spread of 1.5 metres. The approximate distance from the watercourse to the fully grown planting would be 1 metre.

Please do not hesitate to contact me should you require any further information.

Kind Regards

Lauren Willard



[REDACTED]

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