

From: Laura Gibbons

Sent: 30 August 2019 15:14

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

Subject: RE: Please find attached amendment on planning application Ref: EP/179/18/PL

Engineers Further Comments Regarding Surface Water Drainage

I note the amended plans. These do not alter my request for a pre-commencement condition as follows:

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

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 16 August 2019 16:52

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

Subject: Please find attached amendment on planning application Ref: EP/179/18/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: EP/179/18/PL

Registered: 20-DEC-18

Site Address: Gladwyn The Street East Preston BN16 1HT

Grid Reference:

Category: Plan Applicat'n

Description of Works: Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

I am able to inform you that I have received an amendment to the above application dated 16th August 2019 relating to:- Amended plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 19th September 2019.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr R Castro-Parker who can be contacted on telephone number 01903 737768.

Thanking you in anticipation

Planning Case Officer

pmac21_email
