

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 15 July 2021 15:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: EP/69/21/PL

Engineers Comments Regarding Surface Water Drainage

We would not normally provide comments or request conditions on a proposed development of this scale (single unit outside of Lidsey Treatment Catchment). However, given that we have been consulted on the application and that I am aware of the site history and have made previous objections to proposed developments of similar scale (but two units) I wish to provide the following comments as an informative:

There is inadequate garden space provided on site to be able to utilise infiltration as a means of surface water drainage within the red line boundary. (Building Regulations state that soakaways must be located a minimum of 5m from any buildings.)

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.*

All new (or alterations to) surface water drainage must be designed and constructed in accordance with Building Regulations.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815
E: sarah.burrow@arun.gov.uk



Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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: 16 June 2021 09:31
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: EP/69/21/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: EP/69/21/PL
Registered: 14th June 2021
Site Address: 4 Beechlands Close and land east of 18 Montpelier Road East Preston BN16 1JZ
Grid Reference: 507266 102379
Description of Works: 1 No. 3-bed bungalow (resubmission following EP/10/21/PL). This site is in CIL Zone 4 & 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 15th July 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 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 (CDB) 2020