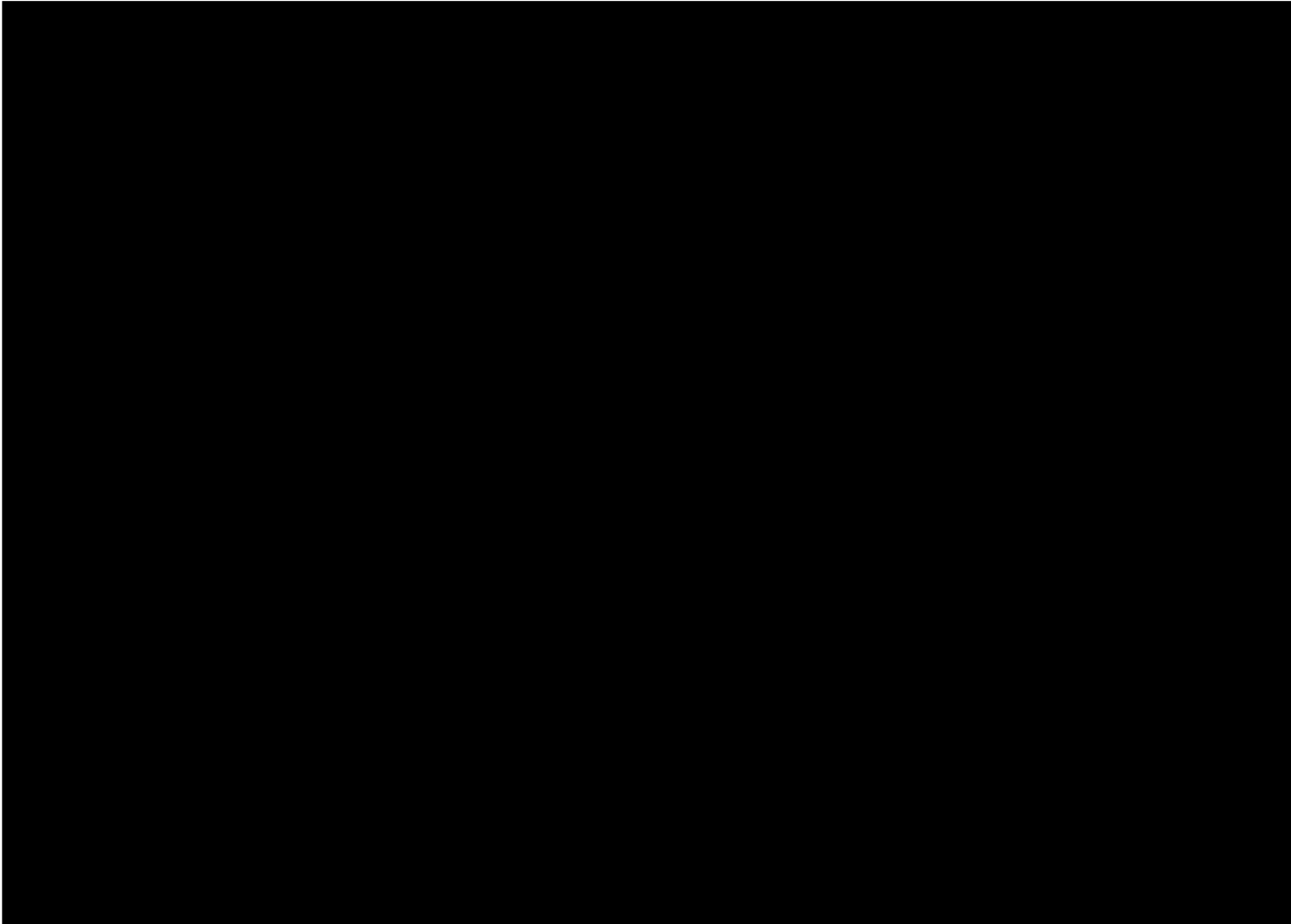




From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 04 October 2021 14:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: FG/145/21/DOC

Engineers Comments Regarding Surface Water Drainage

The applicant has supplied the application reference for the previous approval (FG/140/18/DOC) and the relevant documents associated with that approval. Unfortunately these have not been adjusted to account for the new layout and the increased impermeable area on the site. I also have questions regarding the ground investigations that were undertaken under the formerly approved scheme. Please address the following issues/update the plans as follows:

1. No reference is made on the drainage layout to the groundwater levels evidenced on the site. Just that "Groundwater levels are know [sic] to be high in this area". This was picked up on by Laura Gibbons in her consultation on FG/140/18/DOC on 17/08/2018 (uploaded 21/08/2018) and stated that "discussions have been held with the applicant and their engineer. Winter groundwater monitoring was available from a neighbouring site and this has been used for design". No reference has been made to which site this was or what level groundwater was found at.

However, I am aware of groundwater levels of 0.37m bgl (below ground level) at 40 Little Paddocks (another neighbouring property - application reference FG/74/20/DOC) which rendered infiltration unsuitable for that site and would indicate that the soakaways proposed for this site are too deep.

Please present alternative groundwater monitoring data (with application references if not for this site) which illustrates that the infiltration depth proposed is appropriate for the site and if the level is significantly different from that evidenced that 40 Little Paddocks please provide a reasonable explanation for this. In my opinion, site specific groundwater monitoring should have been provided for a site of this size and if a satisfactory solution can not be found without an accurate understanding of the site conditions then it will be requested.

2. I am not satisfied with the timing of the infiltration testing nor the factor of safety used. In this case and only due to the previous approval it will be accepted again, however, this must not be read as precedent set.
3. Calculations need to be updated for the increased impermeable area as a result of the non-material amendment.
4. The Drainage Layout needs to be updated to account for the updated layout. Please pay attention to Note 10 on our Drainage Checklist [download.cfm \(arun.gov.uk\)](#) for the level of detail required on the layout as this will have changed since the previous approval in 2018.
5. Please provide construction detail drawings for all components. Again this requirement is listed in the drainage checklist linked above (under Note 11).

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk



Current working pattern: Monday-Wednesday 8am-2:30pm, Thursday 8am-5pm, Friday 8am-11:30am.

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From: Sarah Burrow

Sent: 07 September 2021 11:59

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

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Planning Consultation on: FG/145/21/DOC

Dear Anita,

I require some further detail/clarification on this application before I can provide a consultation response. In the cover letter the agent states that Condition 7 was previously approved. I cannot find the application reference for the previous approval, please could you let me know what this is?

In addition, I will need evidence of all relevant site investigations to support the current DOC application (winter groundwater monitoring and winter infiltration testing results). Without these I cannot comment on the suitability of the proposal.

There will certainly be another request for more information following a detailed review of the proposal (once site investigations have been supplied). My initial impression is that the drainage layout will require more detail and we will need construction detail drawings for all components. However, I have not undertaken a review of the calculations or drainage layout at this stage, I will do (and provide a formal consultation response) once I have a better understanding of the conditions on site.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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

Sent: 16 August 2021 17:34

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

Subject: Planning Consultation on: FG/145/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: FG/145/21/DOC

Registered: 16th August 2021

Site Address: Paddock House 44 Ferringham Lane Ferring BN12 5LU

Description of Works: Approval of details reserved by condition imposed under ref FG/115/17/PL relating to Condition Nos 6 - parking spaces, turning facilities & garages, 7 - surface water drainage, 8 - landscaping, 10 - cycle parking, 11 - materials & finishes and 12 - screen walls and/or fences.

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 wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **31st August 2021**.

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.

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

FLCONDOC (ODS) 2020