

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 01 July 2021 17:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: FP/124/21/PL

Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. The applicant has already got a surface water drainage design for other proposed development on the site, however, this does not account for the inclusion of the garage. I suggest that the following condition is applied and the applicant adjusts the approved surface water drainage design to account for the increased impermeable area from the proposed garage.

No further groundwater monitoring or infiltration testing is necessary as I am aware that this has already been undertaken on the site.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG2 (Adjusted to remove requirement for groundwater monitoring and infiltration testing)

"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. 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:

INFORMD

"The infiltration structure must cater for the 1 in 10 year storm event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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. Supplementary guidance notes regarding surface water drainage are located here Council 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

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

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

Sent: 26 May 2021 09:04

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: FP/124/21/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: FP/124/21/PL

Registered: 25th May 2021

Site Address: Rear of 7 Middleton Road Felpham PO22 6BL
Grid Reference: 496183 100310
Description of Works: Detached double garage. This site is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 24th June 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 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

Maria Tomalova

Planning Officer- Arun District Council

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Email: maria.tomalova@arun.gov.uk

PLCONSULT (OD8) 2020