

From: Roger Spencer <Roger.Spencer@arun.gov.uk>
Sent: 31 October 2019 17:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/252/19/PL

Further Engineers' Comments

It would seem that the area was suitably remediated as part of the Permitted change from petrol filling to forecourt some years ago (the Applicant informs me that the fuel tanks were slurry/grout filled). The tanks are still in place and would be in the area now being changed in terms of levels and so it would be unwise to disturb and/or infiltrate to the ground in this area, both for the existence of the tanks and for any pollutants that may exist outside of the immediate tank area.

The flow to main sewer (mentioned in my previous message) would seem to have been a requirement of the previous conversion, where the car washing effluent was required to go to the sewer with a commercial licence from Southern Water. There is no change in impermeable area (and therefore volume) being discharged to the sewer.

Therefore, if it can be shown that all of the above is correct with the new channel drains being connected via the same arrangements as previously and Southern Water have no concern regarding the revised arrangement, I have no objection to the proposals. It would be worthwhile ensuring a management plan was in place to ensure that the channel drains were cleaned out on a sufficient frequency so as to avoid the risk of direct discharge to the highway.

Regards,

Roger Spencer MICE | Engineering Services Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Roger Spencer
Sent: 22 October 2019 11:52
To: planning.responses@arun.gov.uk
Subject: RE: Planning Consultation on: LU/252/19/PL

Engineers Comments re Drainage etc.

Given that the area of the forecourt that is to be regraded was previously occupied by a petrol filling facility, I am surprised that the Application shows 'no' to all points regarding contamination. Perhaps it was fully remediated when the filling facility was removed (1992?)

I am also concerned that the application shows surface water going to 'main sewer'. There is no public surface water sewer in Horsham Road, thus the proposal is seemingly to discharge to the combined sewer, although this is not detailed.

It is right that the run-off (which may also include some of the roof area of the existing building) should not discharge to the highway – as it would if the channel drains were not in place - any connection to foul or combined sewers should be avoided and the normal hierarchy of surface water disposal should be followed if at all possible. There would seem to be sufficient area to provide infiltration although we are not provided with groundwater or permeability data to assess this.

The existing arrangement should be investigated; whilst it may be that the existing slot drains may discharge to the 'main sewer', we should be seeking betterment and endeavouring to have surface water flow removed from the combined sewer as part of this development.

Regards,

Roger Spencer

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

Sent: 15 October 2019 13:36

To: Roger Spencer <Roger.Spencer@arun.gov.uk>

Subject: Planning Consultation on: LU/252/19/PL

To: Engineering Services Manager

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: LU/252/19/PL

Registered: 2nd August
2019

Site Address: Yeomans Honda Horsham Road Littlehampton BN17 6DN

Grid Reference: 503757 102739

Description of Works: Removal of existing low level brick wall, existing forecourt wall to be reduced in height & graded back into the site, part of forecourt & parking areas to be overlaid with a Dense Bitumum macadam (DBM) Wearing Course, parking spaces to be delineated with white thermoplastic paint & site frontage to be secured with bollards.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 13-SEP-19.

You can also monitor the progress of this application through the Council web site:

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 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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Richard Castro-Parker who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email
