



Engineers Comments Regarding Surface Water Drainage

1. According to our records this site lies entirely (not partly) within Flood Zone 3. The applicant is proposing to attenuate surface water (suds) in a dry basin and geocellular crates located in the northern section of the site within functional flood plain (Flood Zone 3b). No attenuation of surface water should occur within the flood plain, and any fluvial/tidal floodwater must not have a detrimental impact on the suds design in any way. It is unclear how the applicant will be able to achieve this, whilst also ensuring that all property is not within flood plain.
2. If the above can be overcome, then the applicant will need to complete a full winter's groundwater monitoring and winter infiltration testing to prove that infiltration is not viable on the site, in line with the hierarchy of preference as recommended by the CIRIA SUDS Manual and Approved Document H.
3. Please note that the calculations provided account only for the rainfall emanating from the roads and roof areas, the basin itself will also need to be accounted for (rain fall directly to the open location). In addition, it is unclear whether the basin comprises the flood compensation for the development. Any storage of surface water provided by attenuation must be in addition to the volume set aside for flood compensation.
4. SuDS features will also not contribute to the open space allocation, it is unclear what area is designated as the public open space for the site. Please consult Parks and Greenspace for an opinion on this.
5. If a connection is required to the Black Ditch an Activity Permit will be required from the Environment Agency.

We object to the application, based upon item 1 above.

However, if you are minded to approve the application please ensure the following conditions are applied:

PCENG D2, PCENG D3, PCENG D4, ENG D1

Kind Regards

Sarah Burrow
Engineering Assistant

&

Paul Cann
Principal Drainage Engineer

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: LU/48/20/PL

Registered: 25th February
2020

Site Address: Southdown Nursery Old Mead Road Littlehampton BN17 7PU

Grid Reference: 502192 104241

Description of Works: Demolition of 1 No. bungalow & outbuildings & erection of 22 No. dwellings with associated parking & open space. This application is a Departure from the Development Plan.

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 26-MAR-20.

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 Mrs A Gardner who can be contacted on telephone number 01243 777777

Regards
Planning Officer

consultee_email
