

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2021 08:06
To: Planning Scanning
Subject: FW: Planning Consultation on: M/2/21/HH

Amanda Scholes

T: 01903 737453
E: amanda.scholes@arun.gov.uk



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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 08 March 2021 11:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: Planning Consultation on: M/2/21/HH

Engineers Comments Regarding Surface Water Drainage

No surface water drainage design or information has been submitted with this application.

The south of the site is in Flood Zone 2 and 3 and no FRA has been included with the application. It is assumed that the primary flood source is tidal. On this basis, we will accept sustainable drainage features in this location and would expect to see infiltration fully investigated.

The proposed development lies in the Lidsey Treatment Catchment and the alternative to infiltration would likely be to discharge surface water to the foul network which is already at capacity and we would strongly oppose.

If you are minded to approve this application please apply standard condition PCENG2 to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG2

"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. Winter groundwater monitoring to establish highest annual ground water levels and

winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. 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

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm 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 event plus 40% on stored volumes, as an allowance for climate change. 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. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> 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

T: 01903 737815

E: sarah.burrow@arun.gov.uk



Whilst national restrictions are in place I will be working flexibly between the hours of 8am and 8pm. I appreciate your patience if I am slower than usual to respond. Equally I understand that you may be facing similar challenges and varying work patterns and will not be expecting immediate responses to my e-mails.

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

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

Sent: 22 January 2021 12:35

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

Subject: Planning Consultation on: M/2/21/HH

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission for Works or Extension to a Dwelling

Application No: M/2/21/HH
Registered: 21st January 2021
Site Address: 45 Southdean Close Middleton-On-Sea PO22 7TH
Grid Reference: 497961 99995
Description of Works: Two storey front extension, first floor side extension, single storey side extension, two storey side extension, conversion of roofspace to habitable use with rear dormer and installation of 4 x balconies.

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 25th February 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.

When the appeal relates to a householder application there will be no opportunity to make further comments.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Zac Denton

Planning Officer- Arun District Council

Telephone: 01903 737500 x37447

Email: Zac.Denton@arun.gov.uk

PLCONSULT (ODS) 2020