Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/102/24/PL	**Reviewer Reference:**	ADC/SB
Planning Officer:	Amber Willard	**Date of Review:**	31/01/2025
Site Name:	Longacre The Street Walberton BN18 0PY		
Application Description:	Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green conservation area, is in CIL Zones 2 and 3 and is CIL liable for new dwellings.		
Assessment Number:	1 of 1		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - https://www.arun.gov.uk/surfacewater

Land Drainage Consent – https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/ and https://www.arun.gov.uk/land-drainage-consent/

Arun District Council surface water pre-commencement conditions - https://www.arun.gov.uk/planning-pre-commencement-conditions

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf

Response	**Objection**

Critical Items for Surface Water Drainage Design Conditions

The failure to adequately address the following items will result in an objection to a surface water drainage design.

If any of these items are inadequately addressed by the submission, then their correction may result in a redesign of the surface water drainage scheme. A redesign is likely to have site wide implications such as the potential for storage structures to increase in volume or plan area.

Critical Item	**Reason**	**Status**
Winter groundwater monitoring data.	Adequate winter groundwater monitoring data must be supplied to evidence that infiltration designs have sufficient freeboard from the base of structures and the peak groundwater level.	**Compliant**

	The same data is necessary to ensure that the potential for buoyancy has been adequately considered in attenuation designs.	
Winter infiltration testing data.	Adequate winter infiltration testing must be supplied to justify the proposed discharge method and design infiltration rates. Infiltration tests must be completed strictly in accordance with BRE DG 365, CIRIA R156 or a similar approved method. Testing depths must account for peak groundwater levels and correspond with the location and depth of proposed infiltration features. Designs must be based upon the slowest infiltration rate evidenced closest to a proposed infiltration feature. Average design rates will not be accepted. The results of incomplete tests should not be extrapolated to obtain design values for infiltration rates.	**Compliant – not required due to high groundwater levels**
The hierarchy for sustainable drainage.	The proposed discharge method must accord with the SuDS hierarchy as given below. Evidence must be supplied to justify the proposed discharge method. 1. Rainwater reuse where possible. 2. Complete discharge into the ground (infiltration). 3. Hybrid infiltration and restricted discharge to an appropriate water body or surface water sewer. 4. Restricted discharge to an appropriate water body. 5. Restricted discharge to a surface water sewer. 6. Restricted discharge to a combined sewer. A water body may be defined as a river, watercourse, ditch, culverted watercourse, reservoir, wetland or the sea. **Engineers cannot support any proposed connection of surface water to the foul sewer.**	**Compliant**
Calculations	Calculations for pre-development run off rates must be based upon the positively drained area only.	**Compliant**

	Proposed discharge rates must not increase flood risk on site or elsewhere. Discharge rates must be restricted to QBAR or 2 l/s/ha, depending on whichever is higher.	
	Designs must be based on the most recently available rainfall data at the time of conditions being applied. **FSR rainfall data will not be accepted.** FEH rainfall data is based upon more recent records and continues to be updated.	**Compliant**
	Designs must use the correct climate change allowances at the time of determination of the outline or full planning application. CV values for all events must be set to 1. This includes summer, winter, design, and simulation events. The correct allowance for urban creep must be applied. Additional storage must be set to zero unless it can be evidenced where this is provided. Infiltration half-drain times must be less than 24 hours. Infiltration design rates must be applied to the sides of soakaways, or to the base of infiltration blankets. Design rates must not be applied to both the base and sides of infiltration structures. A surcharged outfall must be modelled.	**Insufficient**
Natural catchments design.	The submission must define the natural drainage characteristics within, and hydraulically linked to, the site and demonstrate that the drainage proposals will integrate with and not compromise the function of the natural and existing drainage systems. The condition, performance (including capacity where appropriate) and ownership of any existing site surface water drainage infrastructure must be accurately reported. Appropriate easements to watercourses and other services must be shown on all plans.	**Insufficient**

	Where there are areas of flood risk from any source on the site, it must be shown how a sustainable surface water drainage design can be accommodated on the site without conflicting with those areas of flood risk. Designs must replicate the natural drainage catchments of the site. All surface water drainage designs must therefore drain via gravity to corresponding points of discharge. **The use of pumps for surface water drainage is not sustainable and will not be supported**. .	
Plans	Plan areas, depths and levels of drainage infrastructure must accurately correspond with the supporting calculations.	**Insufficient**
Water quality benefits.	An assessment of water quality is necessary to evidence that the proposed design provides adequate treatment of surface water.	**Compliant**
Biodiversity and amenity benefits.	The surface water drainage design must provide biodiversity and amenity benefits.	**Insufficient**
Trees and planting	There should be no conflict between surface water drainage infrastructure and existing or proposed trees or planting. The design must consider the potential growth of proposed trees and adequate mitigation must be provided to protect drainage infrastructure where conflict **cannot** be avoided.	**Insufficient**

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only.

Other planning matters occasionally effect the surface water drainage design. If plans relating to other matters have been assessed for their impact on the proposed drainage, then it must not be assumed that they have been assessed for any other purpose. The planning officer is advised to check for conflicts with any existing approved plans and to consult any relevant consultees as appropriate.

It has been identified that the following consultees may have comments about the plans that have been submitted and reviewed for this application:

☐ Landscaping officer (proposed trees and landscaping)
☒ **Tree officer (existing trees)**

☐ Environment Agency (main rivers and fluvial/tidal flood risk, groundwater source protection zones)
☐ Southern Water (foul drainage and surface water disposal to public sewer network)
☐ Portsmouth Water (groundwater source protection zones)
☐ Lead local flood authority (all other sources of flooding and ordinary watercourses)
☐ Other:
☐ None

Additional comments to the planning officer

The NPPF states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere (paragraph 181, 182 and 187e). The PPG guides local planning authorities to refer to 'Sustainable drainage systems: non-statutory technical standards' and detailed industry guidance like The SuDS Manual [C753] by CIRIA to guide decisions about the design, maintenance, and operation of sustainable drainage systems for non-major development.

This consultation has been primarily informed by The SuDS Manual.

The following documents have been submitted to support the application with reference to surface water drainage:

- 220043-03 Proposed Site Plan
- Surface Water Drainage Checklist Rev A
- Drainage Strategy Report ref TB/466/543/eg dated 16/12/2024 – referred to as the **Drainage Report**
- Groundwater monitoring report by Mate Geo-Technic Services dated 28/07/2024
- Groundwater monitoring 27 Nov 2023 – 29 Jan 2024 by Mate Geo-Technic Services
- Groundwater monitoring 13 Feb 2023 – 01 May 2023 by Mate Geo-Technic Services
- ECO 5 – Tree Protection At Longacre, The Street, Walberton, contained within the Arboricultural Implications Assessment and Method Statement – referred to as the **Tree Constraints Plan**

The applicant has submitted a drainage strategy which references site-specific winter ground investigations and is supported by calculations. We support the proposed discharge method - to a boundary culverted watercourse - based on the evidenced groundwater levels. The water table has been observed at 0.149m below ground level which means that infiltration (draining to ground) is not possible. This is because there will be times when the drainage features will be filled with groundwater and therefore not be able to serve their purpose of draining the development. The proposed strategy replicates the natural drainage characteristics of the site.

All surface water will drain through the permeable paved driveways and access road. The subbase for this is terraced due to the sloping site and each section will drain down via an orifice flow control. This will slow the flow of water through the site before it is further throttled by a Hydrobrake which restricts discharge from the site to 1l/s for all modelled storm events.

The drainage strategy is entirely dependent upon the proposed connection to the culverted watercourse, yet the drainage strategy makes no mention of the status, condition or permissions that are required to make the connection. It is anticipated that ordinary watercourse land drainage consent will be required. With the knowledge that piped networks already flood on The Street, it is likely that remediation works will be required to ensure that the culvert can receive the proposed flow. There is no evidence of permission in principle, condition surveys or agreement to remediation works. This is critical as if permission is not given then there are no obvious alternative ways of draining surface water from the site. Sustainable means of draining the site are summarised as follows:

1. Infiltration – not viable.
2. To a watercourse – dependent upon permissions, levels and condition unknown.
3. To a surface water sewer – none available.
4. To a highway drainage system – Permission cannot be assumed. Generally, applications to connect surface water to highway drainage are strongly resisted.
5. To a combined sewer – none available.

Surface water must not be discharged into the foul sewer. The foul sewer is not a recognised disposal location in the SuDS Manual, Approved Document H, or the NPPG [Flood risk and coastal change para 056]. It is important to recognise that the foul and combined sewer networks are defined by the public sewer records held by Southern Water Services Ltd.

The public sewer in the Lidsey Wastewater Treatment Catchment Area has a history of flooding and any surface water added to this system should be assumed to increase flood risk.

It is also unclear how the existing property of Longacre is drained. The drainage strategy confirms that the existing drainage is unknown and states that the property is likely to discharge into the piped watercourse along the southern boundary. The existing drainage of the property must be thoroughly considered and accurately reported. There is a risk that the property may drain to ground and that the proposed development could disrupt a soakaway or piped network. It is critical that the existing property's drainage is not impacted by the proposed development if flood risk is not to be increased elsewhere.

If Longacre's drainage is impacted by the proposed development, then it is unclear how this may affect the layout, scale of development or the proposed drainage strategy.

The site has several trees of varying significance and additional planting proposed as part of the development. Please consult the tree officer to ensure that the proposed use of permeable paving will be acceptable in the vicinity of existing trees. It may be necessary to adjust the levels of the paving and storage in tree root areas and the design needs to account for this in advance of determination.

In addition to the culverted watercourse on the southern boundary, our records also indicate that there is an open watercourse on the northern boundary. Our land drainage byelaws stipulate that there must be no obstruction within 3m easement from the top of the bank of an open watercourse. Defined obstructions include buildings, structures (temporary or permanent), plants, trees and shrubs. It is unclear from the plans that have been submitted whether this byelaw is adhered to by the proposed development. However, fencing is shown extending to the extreme northern boundary.

Interception drainage has not been adequately considered by the submission. This is an important consideration as when the drainage system is designed in accordance with The SuDS Manual, runoff for the majority of small (frequent) events will be prevented from leaving the site. This is the first water quantity standard prescribed by the manual. Designing for interception is more challenging where infiltration is not viable as it must be provided via evapotranspiration only. The lined permeable paving is assumed to provide interception for the rain that falls on it's surface but not for the additional impermeable areas of the roofs that drain to it. The designer has limited options to provide this interception drainage and all of them involve some form of open feature that will allow evapotranspiration to occur. These can include green roofs, lined swales (designed for this purpose) rainwater gardens and bioretention areas. It is important to recognise that all these features can also contribute to the biodiversity and amenity benefit of the drainage scheme. The inclusion of open features to meet the interception criteria may impact the layout and scale of development.

Flood Risk

It is noted that a site-specific flood risk assessment has not been submitted for this proposed development. The site is identified as being at high risk of groundwater flooding in our Strategic Flood Risk Assessment [SFRA]. This source of flood risk is further evidenced by the applicant's own site investigations which observed groundwater levels at 0.149m below ground level. The site is located within a local flood risk zone as identified by the Lidsey Surface Water Management Plan. This is covered within the Drainage Strategy Report, however the sources of flood risk are discussed regarding flooding from the development, rather than assessing or mitigating flood risk to the development.

Not Affecting Determination

Careful consideration will also need to be given to the detailed surface water drainage design to ensure that tree roots do not damage the impermeable liners of the permeable paving or any other components. If the liners are damaged and allow groundwater ingress, then this will increase flood risk as the storage required to drain the development could be consumed by an unquantifiable amount of groundwater.

There are several discrepancies between the calculations and the drainage layout. These generally relate to the depth of storage in relation to the proposed invert levels. This must be corrected as part of the detailed design however the discrepancies are not considered to be significant enough to potentially affect the scale, layout or landscaping of the proposed development.

Overcoming our objection

As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid.

If the planning officer is minded to allow the applicant additional time to submit further documents to support this application, then the following evidence may overcome the objection. Please do not submit further documents without prior discussion with the planning officer as to whether it will be possible for these to be assessed or influence their determination.

1. Evidence of the existing drainage arrangements for Longacre – with the drainage design adjusted as necessary.
2. All watercourses and their easements clearly marked on the layout with no obstructions within those easements.
3. Permission in principle to connect surface water to the culverted ordinary watercourse on The Street. This should include recognition and commitment to any remediation works that are necessary. (Surveys may be required).
4. Evidence that the surface water drainage proposals do not conflict with the existing trees and their root protection areas.
5. Evidence that interception drainage is provided for all positively drained areas.

A reduced **site-specific** version of our full surface water drainage design checklist is provided below. This has been edited to remove elements that are not applicable to this site, either due to the scale of the proposal or the method of disposal. The checklist is provided to assist the applicant and designer in preparing a revised design to meet our requirements. It is applicable to **Belle Vue** only.

- Items highlighted as ☐ must be provided prior to determination to overcome our objection.
- Additional comments or notes are provided by the reviewer **in bold**.
- If an item has been submitted this is checked: ☒
- For HH, OUT, RES and PL applications only: All other items are assumed to be handled via a condition applied to the permission if given.

Our requirements and comments are elaborated upon or condensed within a separate comment tracker where necessary. If a comment tracker is provided a designer is encouraged to refer to this and respond to comments to aid further review. Please request a .docx version of this document to by email to land.drainage@arun.gov.uk if needed.

The full unedited surface water design checklist is available on our website at https://www.arun.gov.uk/surfacewater/. **If the design is amended following receipt of our consultation the designer may need to refer to the full checklist to ensure that the revised design meets our requirements.**

Ground Investigation Results

Groundwater monitoring

☒ Plan showing location of monitoring points provided.
☒ Depths of holes detailed.
☒ Dates of observations and depth to groundwater recorded.
☒ Evidence of the strata within borehole or monitoring pits provided.

Requested to aid speed of assessment

☐ Plan showing the peak groundwater levels at each monitoring point in mAOD.
☐ Peak groundwater levels recorded in metres below ground level and mAOD.
☐ If in an area of possible tidal influence, provide a comparison of readings against tide times/levels.

Infiltration testing – not required due to high groundwater

Surface Water Drainage Statement

Disposal method (Select as appropriate)

☒ Rainwater reuse is proposed where possible.
☐ ~~Infiltration is proposed and maximised wherever possible.~~
☐ ~~Hybrid infiltration and restricted discharge to an appropriate water body or surface water sewer is proposed where a full infiltration design is not possible.~~
☒ Restricted discharge to a water body is proposed where a full infiltration design is not possible.

Disposal method justification

☒ Infiltration has been adequately investigated, in winter, at appropriate and varying depths where appropriate, above peak recorded winter groundwater levels at the given location.
☒ Offsite nearby downstream water bodies are investigated (location, mapping, network, flow direction, **ownership/responsibility**, **depth**, and **condition**).
☒ Any relevant permissions or legal agreements from asset or landowners that are needed are identified and evidence of consents provided.

Requested to aid speed of assessment

☐ Any previous relevant correspondence or pre-application advice from the Local Planning Authority [LPA] or the Lead Local Flood Authority [LLFA] regarding the surface water drainage design is included with the statement.

Existing Site

Essential

☒ It is clear what the natural drainage characteristics of the site and hydraulically linked areas are.
☒ Natural flow paths are identified on a plan (where applicable).
☒ Existing site drainage features are investigated – condition, performance, and ownership.
☐ Any appropriate easements to watercourses or other infrastructure are investigated.
☒ Existing and future flood risk from any source is detailed. **No FRA, Lidsey SWMP referred to, groundwater flood risk and sewer flood risk are high.**

It is suggested that the above is achieved with the following, which may be combined where appropriate:
☒ An existing topographical plan.
☒ An existing site surface water drainage plan (where applicable).
☐ Flood maps (fluvial, tidal, pluvial, groundwater, sewer, and reservoir) are supplied (or Flood Risk Assessment referred to).
☒ Confirmation and surveys of any existing drainage infrastructure on the site.
☐ Full details of any known flooding on the site. – **Assumed N/A**

Proposed Design
Essential
☐ Statement confirming the proposed design criteria including fixed design calculation inputs for the SuDS system. Examples include:

- Climate change allowances,
- Urban creep allowance,
- CV values,
- Rainfall data,
- MADD factor or additional storage.

☒ Natural catchments are followed.
☒ The design is gravity based with no use of pumps.
☐ Where there is existing drainage infrastructure on the site it is clearly explained or illustrated what is being retained, upgraded, or removed.
☐ Details of necessary off-site works and consents are provided.
☒ If the surface water drainage is designed to flood in the 1% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] event, then the flood volume is contained safely on site without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress. **N/A**

☐ The design provides and evidences interception drainage and is able to capture and retain on site the first 5mm of the majority of all rainfall events.
☒ Water quality and treatment is adequately assessed – with an assessment appropriate for the scale and proposed use of the site.
☒ There are no clashes with other infrastructure. **– Assumed N/A**
☒ Self-cleansing velocities are achieved where pipes are proposed.

☒ The proposed discharge rate is explained and justified (for attenuation designs).
☐ Where there is a risk that the base of an attenuation feature may penetrate peak groundwater levels, additional mitigation measures to prevent groundwater ingress are incorporated into the design and construction method statement.
☐ Where there is a risk that the base of an attenuation feature may penetrate peak groundwater levels the effects of buoyancy have been considered in the design.

☐ Amenity benefits are provided by the drainage system (assessed by others).
☐ Biodiversity benefits are provided by the drainage system (assessed by others).
☐ Landscaping has been designed to ensure ease of maintenance of drainage assets.
☐ The justification and criteria for tree root avoidance and mitigation measures is clear, referencing adopting body standards where applicable.
☐ Biodiversity and ecological enhancements do not impede the functionality, maintenance or capacity of the drainage system.

☐ It is confirmed what elements of the SuDS will be private.
☐ It is confirmed what the adoption arrangements for SuDS components will be.
☐ A construction method statement for the SuDS system, appropriate to the scale of the development, is submitted.
☐ A maintenance plan for the SuDS system, appropriate to the scale of the development, is submitted. [Please refer to our SuDS Maintenance Checklist where this is stipulated by condition.]
☐ Any potential health and safety issues relating to SuDS implementation and management have been considered and managed.

Preferred
☒ Ground raising is avoided where possible.
☐ The drainage system is considered by and contributes to the biodiversity net gain statement (assessed by others).

Impermeable Area/Catchment Plan

Essential
☒ An impermeable area plan is provided showing all positively drained areas including open surface water storage plan areas.

Preferred
☒ Impermeable areas are shown in m^2 on the impermeable areas plan(s).
☒ Demarcated impermeable areas correspond with the distribution of those areas in the supporting calculations.

Surface Water Drainage Calculations

General
☒ The most recently applicable, or previously agreed FEH rainfall data is used.
☒ CV values for all events are set to 1. This includes summer, winter, design, and simulation events.
☒ The correct climate change allowances, appropriate for the full lifetime of the development, have been applied to all calculations.
☒ A 10% allowance for urban creep is applied to all residential roof areas.
☐ 100% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] (1 in 1 year) event calculations provided.
☒ 10% AEP + CCA (1 in 10 year) event calculations provided showing that the incoming pipe to any infiltration feature is above this level.
☒ 3.33% AEP + CCA (1 in 30 year) event calculations provided showing that the full surface water volume is contained within the designed system without flooding.
☒ 1% AEP + CCA (1 in 100 year) event calculations provided showing that the full surface water volume is contained safely on site, without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress.

Attenuation and Restricted Discharge
☒ Greenfield run off rates are based upon the positively drained area of the site only.
☒ Discharge rates are restricted to QBAR or 2 l/s/ha, depending on whichever is higher, for all storms up to the 1% AEP + CCA event. **Minimum reasonable rate to prevent blockage.**
☐ Half drain times and available capacity in the drainage system for subsequent storms are considered.

☐ A surcharged outfall to a watercourse or sewer has been modelled. The surcharge level is the 1% AEP + CCA flood event for the receiving watercourse, or to the top of the bank if appropriate hydraulic modelling is not available.

Requested to aid assessment
☐ FEH22 point descriptors for the site are provided.

Drainage Plans and Specifications

Essential
Plans are provided showing:
☒ The proposed design within the proposed site layout.
☒ Existing site sections and **levels**.
☒ Proposed site sections and **levels**.
☐ Long and cross sections for the proposed drainage system including final finished floor levels.
☒ Exceedance flow management routes.
☐ Details of connections to watercourses and sewers.

These plans must be of sufficient detail that a reviewer can be confident that the design can be constructed without flood risk being increased on site or elsewhere.

Specifications are required for all materials used in the design. We suggest that this is best achieved and illustrated with site specific construction detail drawings. The combination of construction details, with plans and sections, ensure that the proposed standard of construction will facilitate adoption and maintenance by an appropriate body and have structural integrity.

The following checklist is designed to demonstrate the level of detail required:

Easements
☐ 3m easements are shown from the top of the bank of all ordinary watercourses, and from the edge of all culverted watercourses on all plans.
☐ Any appropriate easements as stipulated by any public or private utility provider shown on all plans.
☐ Existing trees and their root protection zones are shown on any drainage layout.
☐ Proposed trees and appropriate easements are shown on any drainage layout.

Detail
☒ It can be clearly determined what a pipe's diameter, pipe materials, gradients, flow directions and invert levels are from the plans.
☒ It can be clearly determined what an inspection chamber or manhole's cover level, invert level, cover loading grade and sump depth (where applicable) are from the plans.
☒ All infiltration or attenuation features (including permeable paving) are clearly labelled with their dimensions, invert/base levels and cover levels.
☒ Control structures are labelled with discharge rates, hydraulic head, invert and cover levels and ideally model number.
☐ Measures to protect drainage from tree root damage are clearly shown on any drainage layout.
☐ Any areas of necessary ground raising are clearly justified and demarked on a plan, with depths and levels.
☒ Potential flow routes off site are shown. The plan also includes proposed external ground levels, finished floor levels of buildings and designed slopes on all impermeable surfaces such as highways or car parks.
☐ Construction detail drawings are site specific.

☐ Construction detail drawings are provided for all components including but not limited to:

- ☐ Manholes/inspection chambers
- ☐ Catchpits/silt traps
- ☐ Flow control devices
- ☐ Permeable paving
- ☐ Pipe bed and surround
- ☐ Pipe to pipe connections
- ☐ Swales
- ☐ Bio-retention systems
- ☐ Tree pits and measures to protect drainage from root incursion
- ☐ Water treatment features
- ☐ Green roofs
- ☐ Measures to protect drainage from tree roots.
- ☐ Water butts or alternative methods of water reuse – also to be shown on plans.

<u>The following items are requested to aid assessment or confidence in construction:</u>

☐ Where features have a non-uniform plan area, a plan showing the coordinates of the perimeter is provided.
☐ All drainage infrastructure is labelled to correspond with the supporting calculations.

Other
☐ Open feature planting specification is provided (to be assessed by others).

This checklist is designed to aid an applicant with their submission. The list is not exhaustive, and our engineers may request additional information to enable them to review a proposal to their satisfaction.

The checklist may also request information that an applicant does not feel is relevant to their submission. In this case the applicant can provide an explanation as to why they have omitted certain information in their drainage statement. However, the appraising engineer reserves the right to request this information if they believe it is necessary for their review.

[redacted]

From: Nicola Oktay on behalf of Planning.Responses
Sent: 07 February 2025 11:55
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/102/24/PL
Attachments: WA-102-24-PL - Longacre.docx

Drainage Engineers response

Nikki Oktay
Planning Receptionist, Planning Department

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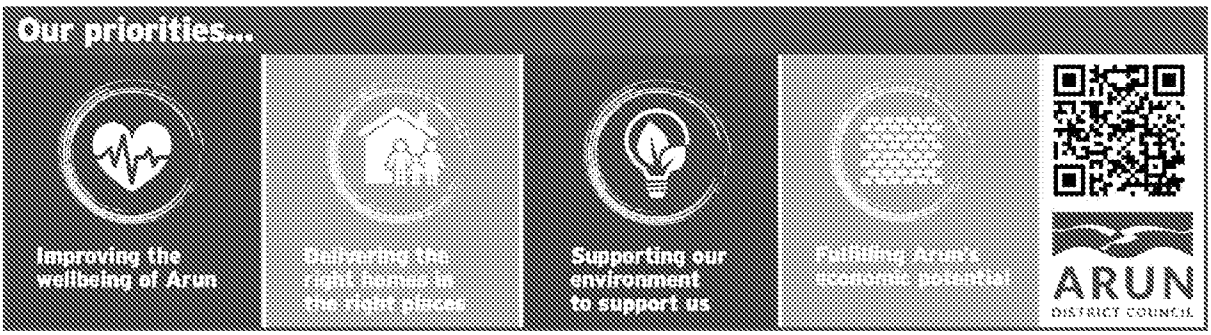

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 07 February 2025 09:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Karl Mclaughlin <Karl.Mclaughlin@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/102/24/PL

Hi Amber,

Find my consultation, an objection, attached. I am hopeful that the applicant will be able to overcome this objection in advance of determination as we are supportive of the overarching strategy. Final detailed design would then be approved via condition. Apologies for the delay in response.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk
[redacted]

Usual working pattern:
Monday – Flexible between 8am and 6pm
Tuesday and Wednesday – 9:15am to 2:45pm
Thursday – 9am to 6pm
Friday – Flexible between 8am and 6pm

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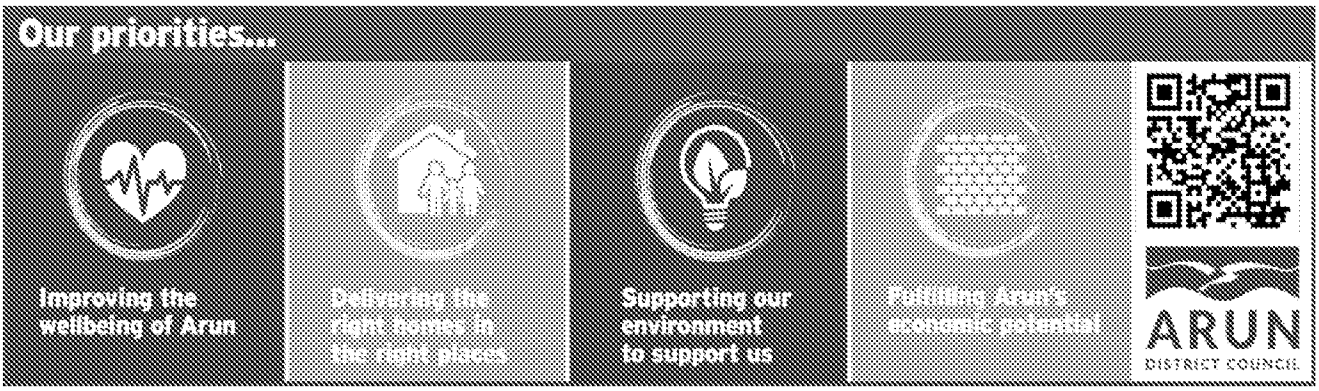

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 December 2024 10:48
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/102/24/PL

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:	**WA/102/24/PL**
Registered:	18th December 2024
Site Address:	Longacre The Street Walberton BN18 0PY
Grid Reference:	496749 106146
Description of Works:	Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green conservation area, is in CIL Zones 2 and 3 and is CIL liable for new dwellings.

The Council have received the above application.

Click here to view the application details

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable} or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 23rd January 2025 . You can also monitor the progress of this application through the Council web site:

https://www.arun.gov.uk/planning-application-search

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 information on what comments we can consider https://www.arun.gov.uk/planning-application-comments

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://acp.planninginspectorate.gov.uk/ 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

Amber Willard

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