



James Smith

From: Paul Cann
Sent: 08 April 2013 15:29
To: James Smith
Subject: RE: Planning app WA/10/13 - The Meads, Walberton

Hi James

The application does not state how surface water will be disposed of. It is therefore important to establish how it will be dealt with ie. soakaways, etc. No surface water is to be discharged to the foul drainage system. Once an acceptable method has been confirmed, then in this case, we could consider not applying the condition provided that Building Control undertake the design checking, as well as ensuring that the highest water table is taken into account in the design. If soakaways prove not to be feasible, then alternative means ie. discharge to watercourse need to be considered (possibly with some form of flow attenuation).

As the application is within the Lidsey Sewerage Treatments Works catchment area, it means that surface water disposal is a very sensitive subject and needs to be carefully considered.

Due to similar issues throughout the district, a meeting between ourselves, Building Control and Nik is planned for next week, so we can discuss/agree a way forward in ensuring that surface water disposal can be adequately dealt with either at planning or building regs stage or both.

Hope this makes sense.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann { Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk
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From: James Smith
Sent: 08 April 2013 10:30
To: Paul Cann
Subject: Planning app WA/10/13 - The Meads, Walberton

Hi Paul

Just finished writing this application up, attached the recommended condition re: drainage. My team leader, Dan Vick, was not sure that this condition would be reasonable, given the amount of works involved. Part of the reasoning is that extensions of an equal or greater footprint (albeit at single-storey height) could be constructed under permitted development rights, with no input from planning at all. The house is also isolated, would the amount of surrounding fields (including the fields and gardens within their site) assist with surface water drainage?

Would it be acceptable to drop the condition? I understand this has been the case with similar applications in Walberton over recent months. Hope that all makes sense, I'm chained to the desk today so give me a call if you need.

Many thanks

James

James McLean Smith | Planner (East Team), Strategic & Environmental Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37761 | External: +44 (0) 1903 737761 | E-mail: james.smith@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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