



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 10 June 2021 09:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/28/21/HH

Dear Anita,

Thank you for your consultation and apologies for the delay in my reply. The application site is in the Lidsey Treatment Catchment, has a watercourse in the rear garden and in an area that is vulnerable to flooding. Therefore surface water drainage for the site should be carefully considered.

It is understood that surface water drainage conditions were applied to application reference WA/84/18/HH for the same site (Conditions 4 and 5). The applicant has submitted a report prepared for that application which shows that infiltration will not be viable on the site due to high groundwater levels.

As a result I do not believe that further groundwater monitoring or infiltration testing will be necessary.

Please apply a modified version of standard condition PCENG2 (shown below) if you are minded to approve the application. This will ensure that flood risk is not increased on site or elsewhere as a result of the proposed development.

The surface water drainage design will need to account for both the new garage (approved under WA/84/18/HH, shown on these plans and not yet discharged) and the increased impermeable area (including the full day room – as it assumed that the conservatory would not have had a formal drainage design) a result of this application. Two separate DOC applications will need to be made.

I do not request the application of standard condition PCENG3 as I believe that this application will be adequately covered by the condition applied on WA/84/18/HH. However, I will expect to see the Ordinary Watercourse Land Drainage Consent submitted with the other supporting documents to discharge these conditions.

It is unlikely that the applicant will be able to satisfactorily avoid the application of the relevant condition (if you are minded to approve the application and apply it) if an application for Land Drainage Consent has not been made due to the timescales involved in getting this approved.

Modified condition PCENG2:

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. 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

"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."

Please do not hesitate to contact me if you have any questions or further information.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk



Current working pattern: Monday 8am-2:30pm, Tuesday 8am-5:30pm, Wednesday 8am-5pm, Thursday 8am-5:30pm, Friday 8am-11:30am.

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

Sent: 29 April 2021 13:34

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

Subject: Planning Consultation on: WA/28/21/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: WA/28/21/HH

Registered: 13th April 2021

Site Address: Willows West Walberton Lane Walberton BN18 0QS

Grid Reference: 495796 106771

Description of Works: Erection of rear extension and loft conversion following the demolition of existing conservatory

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 4th June 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

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (CDB) 2020