

[REDACTED]

From: Harry Chalk
Sent: 15 June 2022 10:06
To: Planning Scanning
Subject: FW: WA/41/22/HH - Drainage condition

[REDACTED]

Thanks

Harry Chalk
Planning Officer, Development Management



[REDACTED]
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Bryan Butcher [REDACTED]
Sent: 15 June 2022 09:57
To: Harry Chalk [REDACTED]
Subject: Re: WA/41/22/HH - Drainage condition

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Thank you for your explanation.
I confirm my agreement to the Condition being placed on the approval document.
Sent from my iPhone

From: Bryan Butcher [REDACTED]
Sent: 14 June 2022 19:31
To: Harry Chalk [REDACTED]
Subject: Re: WA/41/22/HH - Drainage condition

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Before I consent could I ask the criteria that is set because presently some of my applications are Conditioned whereas others are not

Sent from my iPhone

On 14 Jun 2022, at 16:54, Harry Chalk [REDACTED] wrote:

Hi Brian,

I have had a response from our drainage engineers for the above application. I noticed the Lidsey Statement amongst the documents for this application but I am required to seek your approval to attach a pre-commencement condition regarding drainage. Could you confirm your approval for the below pre-commencement condition and informative as soon as possible. The expiry date for this application is **21/06/22**.

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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

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 groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application."

Should this condition be agreeable, I offer a 'heads up' of sorts regarding the subsequent DOC application. The council has begun using a new external drainage consultant and they are very thorough. Many recent DOC applications for drainage we are receiving are being recommended to have additional information submitted or amendments to be made. These recommendations are also often coming late due to a high workload. I note this in the hopes that it may help streamline any drainage DOCs you have.

Kind regards,
Harry

Harry Chalk
Planning Officer, Development Management



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