

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 December 2020 09:34
To: Planning Scanning
Subject: FW: Pre Application Advice Consultation on: WA/78/20/HH

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 08 December 2020 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: Pre Application Advice Consultation on: WA/78/20/HH

Engineers Comments Regarding Surface Water Drainage

Having reviewed the documents provided I can confirm that the Engineers would not object to the proposal should a full application be made. However, we would request that standard condition PCENG2 is applied in the event of approval. (Copied below). This condition requires groundwater monitoring and infiltration testing to be completed in the winter months. This may be completed in winter 2020-2021 in advance of the application if the applicant would prefer to avoid the delay of waiting until next year. For a development of this size we would expect the groundwater monitoring to be over the course of at least 24 hours in January/February and the infiltration tests done in accordance with BRE365, in a trial pit dug to a level shallower than your highest recorded groundwater (again in January/February).

My apologies for the late consultation, the deadline was entered incorrectly on our records.

Please do not hesitate to contact this department if you have any queries.

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

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Current working hours: Mon 8:00-2:30, Tues-Thur 8:00-17:30, Fri 8:00-11:30

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

Sent: 28 October 2020 11:19

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

Subject: Pre Application Advice Consultation on: WA/78/20/HH

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

CONFIDENTIAL PRE- APPLICATION ADVICE CONSULTATION

Application No: WA/78/20/HH
Registered: 23rd October 2020
Site Address: Ross Cottage Eastergate Lane Walberton BN18 0BA
Grid Reference: 495659 106107
Description of Works: Two storey side extension, single storey rear extension, porch and detached garage

PLEASE BE AWARE THAT UNLIKE PLANNING APPLICATIONS THIS PRE - APPLICATION IS STRICTLY CONFIDENTIAL AND IS NOT IN THE PUBLIC DOMAIN

I have received the above Pre-Application Advice enquiry.

The documents can be viewed at:

[Click here to view the pre-application](#)

Your views are required by **3rd November 2020** in order that a letter of advice may be issued as soon as possible. Please send your response electronically by emailing to: planning.responses@arun.gov.uk. In the absence of a reply in the period stated, I shall assume you have no observations to make.

Yours sincerely

Zac Denton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 x37447

Email: Zac.Denton@arun.gov.uk

PLCONPAA (CDS) 2020