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Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 17 December 2021 09:56

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

Cc: Richard Sherman <Richard.Sherman@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: RE: Planning Consultation on: Y/150/21/HH

Engineers Comments Regarding Surface Water Drainage

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered.

The application site is within a relatively new build estate for which a robust surface water drainage strategy was approved by the LPA under application reference Y/21/18/DOC. Drawing 101 Rev P5 shows the general drainage arrangement for the site. This illustrates a trench soakaway which runs through the garden of the application site (plot 6) between plots 5 and 8.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

My expectation is that the applicant will need to show that they can and will connect the surface water drainage from the proposed outbuilding to the existing soakaway, they will need to check the levels of the soakaway and show that it has been constructed as drawn. The construction of the proposed outbuilding must not damage or alter the existing drainage arrangements for the site. I also request this condition to ensure that no connection of surface water is made to the foul sewer in the Lidsey Treatment Catchment.

PCENG D2

"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.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

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

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

Sent: 08 November 2021 09:49

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

Subject: Planning Consultation on: Y/150/21/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: Y/150/21/HH

Registered: 4th November 2021

Site Address: 15 Kings Close Yapton BN18 0EX

Grid Reference: 497937 103071

Description of Works: Detached single storey home office/garden building in rear garden.

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 9th December 2021 . 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.

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

Richard Sherman

Planning Officer- Arun District Council

Telephone: 01903 737831

Email: Richard.Sherman@arun.gov.uk

PLCONSULT (CDB) 2020