

[REDACTED]

From: Simon Davis
Sent: 05 January 2022 14:58
To: Kerry Simmons [REDACTED]
Cc: Natalie McKellar [REDACTED]
Subject: RE: Planning Consultation on: Y/158/21/PL

Hi Kerry,

Thanks. I can't guarantee it will make the February Committee. I have 5 to go to that Committee and the agenda close is Thursday next week. Yours is the newest of the 5 so will be written last, assuming I get the other 4 done first.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Kerry Simmons [REDACTED]
Sent: 04 January 2022 12:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Natalie McKellar [REDACTED]
Subject: RE: Planning Consultation on: Y/158/21/PL

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Dear Simon,

Thank you for your email. We are working with the applicant to provide the requested information/ points of clarification.

Are you able to provide us with an update on whether the application is likely to make it to the February Planning Committee?

Many thanks,

Kerry

Kerry Simmons MA MRTPI

Partner



**SMITH
SIMMONS**
& PARTNERS

15 West Pallant, Chichester, West Sussex, PO19 1TB | [REDACTED]

www.ss-p.co.uk

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 22 December 2021 10:50

To: Kerry Simmons [REDACTED]

Cc: Natalie McKellar [REDACTED]

Subject: FW: Planning Consultation on: Y/158/21/PL

Dear Kerry,

Please see following drainage comments. If you wish to respond re points 2, 4, 5 as per the advice then please do so by 12/01/22 so that I can then reconsult before the Committee.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 21 December 2021 10:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/158/21/PL

Engineers Comments Regarding Surface Water Drainage

The drainage design for the previously approved scheme was approved under Y/17/21/DOC. We have completed a review to understand the changes between the previously approved drainage design and the current proposals.

1. The majority of the permeable paving area is proposed to have an increased construction depth of 100mm, this is applied by reducing the formation level by 100mm.
2. Inlets to permeable paving for plots 1, 2 and 3 appear to be very closed to proposed buildings. Please ensure that inlets are a minimum of 5m away from buildings.
3. The levels around plots 9 and 10 appear to be higher (circa 350mm) than those previously proposed, we would like to highlight this to the case officer, and suggest a comparison is completed of FFLs.
4. We request that the make up of any capping material below the permeable paving is clearly defined. This must be a permeable material.
5. The management manual should contain a copy of the drainage layout and construction details within an appendix.

If the applicant wishes to avoid our drainage conditions being applied to this application we would request that points 2, 4 and 5 above are corrected prior to determination so that drainage documents are listed in any approval. If determination occurs prior to the satisfactory resolution of the points above then we request that the following conditions are applied:

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. 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:

INFORM D

“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 event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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 [Drainage Planning Consultations | Arun District Council](#) 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.”

PCENG4

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

And the following condition must be applied:

ENG1

“Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained 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.

And the accompanying informative:

INFORM4

A surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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