

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

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 24 April 2020 17:06

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

Cc: Amy Myer <Amy.Myer@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on: Y/33/20/PL

Engineers Comments Regarding Surface Water Drainage

1. As noted by the applicant, a public foul sewer crosses the site. It would appear that the proposal will attempt to divert this sewer. Please consult Southern water if this has not been done already.
2. Infiltration testing was completed in October and not in accordance with BRE365. The applicant will need to carry out winter infiltration tests in strict accordance with BRE365, in the locations and at the depths of any proposed infiltration structures. It is expected that this will include both shallow and deeper tests to account for the permeable paving and the proposed soakaways. The testing should be undertaken in the months of January/February when the ground is most saturated and above the recorded highest groundwater level (see point 3).
3. No groundwater monitoring data has been supplied, a full winters groundwater monitoring is required to demonstrate the level at which groundwater peaks on the site. Infiltration testing and by default, all infiltration structures must have their base above this level.
4. There is a large low area to the north west of the site, this is shown as an area of surface water flooding in a 1 in 30 event and greater on our mapping and is further evidenced in the topographical survey. We have no evidence that this area currently floods beyond the anecdotal evidence of the current resident. There is no historic mapping of any pond here. The four house terrace is proposed to be built in this area. There are no clear references to ground raising, however the location of these properties is problematic either way.
 - a. If the intention is to build the properties in the low area with no ground raising (ground floor FFL specified as +2.925 – is this AOD?) then the properties themselves will displace any potential water storage that could occur here. In addition, there is a risk that the properties could be flooded due to exceedance events of the proposed SuDS system.

- b. If the intention is to raise the ground levels (which appears to be the case from the elevations of the buildings and the street elevation sheet), then the ground level may be being raised by up to 1.85m. This could remove a large area of flood storage, however the properties would be less likely to be flooded themselves but could increase flood risk elsewhere.

On the basis of point 4 we currently **object** to the proposed scheme. In order to overcome our objection, the applicant will need to fully assess the points raised above and provide evidence that there will be no detriment to the new properties or existing infrastructure/properties as a result of this development.

If the applicant is able to overcome our objection, or if you are minded to approve the application despite the objection, then please apply the following standard conditions: PCENG2 and PCENG4.

Thank you and kind regards

Sarah Burrow
Engineering Assistant

In consultation with:
Paul Cann
Principle Drainage Engineer

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 25 March 2020 14:34
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: Y/33/20/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission
APPLICATION NO: Y/33/20/PL

Registered: 25th March
2020
Site Address: Sunnymead North End Road Yapton BN18 0DL
Grid Reference: 498169 104354

Description of Works: Demolition of existing dwelling & outbuildings & erection of 7 No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed house & 3 No 2 bed houses. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25-APR-20.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Amy Myer who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
