



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

Please note I am on study leave on Thursdays.

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 27 June 2022 13:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/62/22/HH

Engineers comments in respect to surface water drainage;

This application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. No statement or proposal has been provided to show how surface water will be disposed of. However, the hierarchy for sustainable drainage must be followed with infiltration fully investigated and this is also likely to be the only viable option here. No discharge of surface water into the foul drainage system will be permitted.

Unfortunately, the development proposals appear to leave insufficient space to accommodate infiltration devices/soakaways, since these structures must be kept at least 5 metres from any existing/proposed building. There may also be a soakaway serving the existing house which could be impacted and the same ruling applies.

It should be noted that without winter groundwater monitoring and winter infiltration testing there is no way of determining the area take up required for an infiltration solution. Leaving drainage design considerations until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. Currently, there is a significant risk that the proposed layout would not be implementable.

Furthermore, inadequately considering drainage at this stage could potentially increase the risk of flooding elsewhere.

Therefore, I object to the application.

To overcome my objection the applicant should complete winter groundwater monitoring and winter infiltration testing and complete calculations to assess the size of structures required. They will also need to provide sufficient room within the development layout to accommodate any proposed infiltration structure and also any existing soakaways, to ensure a minimum 5m clearance from buildings.

However, if you are minded to approve the application, then please can we discuss this further, as there is a significant risk that it may not be possible to recommend the discharge of any conditions imposed, should an unsatisfactory scheme be put forward.

In respect to foul drainage, the applicant has indicated a proposed connection to an existing manhole, however, they will need to verify that this manhole forms part of the existing foul drainage system.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819
E: paul.cann@arun.gov.uk

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



Sign up to our newsletter [here](#)



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Friday, May 13, 2022 10:18:35 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: Y/62/22/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/62/22/HH
Registered: 12th May 2022
Site Address: 27 Goodhew Close Yapton BN18 0JA
Grid Reference: 498370 103079
Description of Works: Erection of detached single storey annexe in rear garden.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 18th June 2022. 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737500 x37445

Email: amber.willard@arun.gov.uk

PLCONSULT (ODS) 2020