

Consultee Comments for Planning Application 23/02460/FUL

Application Summary

Application Number: 23/02460/FUL

Address: Old Allotment Site Newells Lane West Ashling West Sussex PO18 8DD

Proposal: Use of land for the stationing of 1 no. caravan/mobile home for residential purposes, together with the formation of hardstanding.

Case Officer: Calum Thomas

Consultee Details

Name: Mr Coast Protection & Land Drainage Officer

Address: Chichester District Council, East Pallant House, 1 East Pallant Chichester, West Sussex PO19 1TY

Email: Not Available

On Behalf Of: Coastal And Drainage Engineer

Comments

Dear Calum

Thank you for consulting us with regards to this application.

Flood Risk:

The site is wholly within flood zone 1 (low risk), however, we are aware of run-off related, surface water flooding problems in the vicinity of this site. Therefore, appropriate surface water drainage and ensuring any hard surfaces are truly permeable is vitally important.

Surface Water Drainage:

The documents submitted in support of this application suggest that the proposed means of surface water drainage is through on-site infiltration via permeable surfaces and soakage structures. This approach is acceptable in principle as it follows the hierarchy of preference as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA.

All driveways, parking spaces, paths and patios must be of permeable construction. The soakaways and permeable surfacing will need to be designed and constructed carefully to ensure there is no increase in off-site flood risk.

We recommend that the application is not approved until construction details of the surfacing and soak-aways are submitted and approved.

On similar sites we have accepted a permeable subbase (MOT Type 3) of sufficient depth

(300mm+) below a permeable surfacing to minimise run-off. Additionally, there are certain construction materials that include fines (such as MOT Type 1 and road scalpings) that must be avoided; as when these materials become compacted, they become impermeable and will contribute to the run-off related problems in the vicinity of this site.

Public Potable Water Source Protection Zone (SPZ):

This site falls within a public potable water source protection zone (SPZ); therefore, the Environment Agency should be consulted on the acceptability of infiltration drainage at this location (both for treated foul effluent and surface water).

Please re-consult us once the required further information has been submitted.

Kind regards

Duncan Keir

Engineer (Coastal and Water Management)

Coastal Partners (on behalf of Chichester District Council)