

# Consultee Comments for Planning Application 23/02326/FUL

## Application Summary

Application Number: 23/02326/FUL

Address: Land To The Rear Of 26 And 27 Coach Road Westhampnett Chichester West Sussex PO18 0NX

Proposal: Erection of a single-storey new-build house with private garden, parking court and associated works.

Case Officer: Vicki Baker

## 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 Vicki

Thank you for consulting us with regards to this application.

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 soak-away structures and permeable surfaces. 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.

The results of appropriate ground investigations will be needed to inform the design of the infiltration structures. Soakage structures should not be constructed lower than the peak groundwater level. All driveways, parking spaces, paths and patios should be of permeable construction.

Due to the scale, nature, and location of the proposed development we have no surface water drainage conditions to request. However, surface water drainage infrastructure must be designed and constructed in accordance with current building regulations.

Flood Risk:

The site is wholly within flood zone 1 (low risk) and we have no additional knowledge, or records of the site being at significant flood risk. Therefore, subject to satisfactory drainage we have no

objection to the proposed use, scale or location based on flood risk.

Kind regards

Duncan Keir

Engineer (Coastal and Water Management)

Coastal Partners (on behalf of Chichester District Council)