

# **Consultee Comments for Planning Application**

## **SDNP/23/04698/FUL**

### **Application Summary**

Application Number: SDNP/23/04698/FUL

Address: Meadow Cottage Cotchet Lane Lurgashall West Sussex GU27 3BS

Proposal: Erection of dwelling and detached garage with associated works following demolition of existing dwelling and 3 no. outbuildings.

Case Officer: Beverly Stubbington

### **Consultee Details**

Name: - CDC Drainage Engineer

Address: 1 East Pallant House, Chichester PO19 1TY

Email: Not Available

On Behalf Of: CH - Coastal and Drainage Engineer

### **Comments**

Dear Beverly

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 the use of SuDS features, but there does not appear to be much detail submitted about the nature of those SuDS features at this stage of the application.

The surface water drainage scheme design should follow the hierarchy of preference as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Therefore, the potential for on-site infiltration should be investigated and backed up by winter groundwater monitoring and winter percolation testing. The results of such investigations will be needed to inform the design of any infiltration/SuDS features, or alternatively be presented as evidence as to why on-site infiltration has not been deemed viable for this development.

If following site investigations it is concluded that on-site infiltration is viable, infiltration should then be utilised to the maximum extent that is practical (where it is safe and acceptable to do so). Any soakage structures should not be constructed lower than the peak groundwater level. Wherever possible, driveways, parking spaces, paths and patios should be of permeable construction.

If on-site infiltration is not possible, drainage via a restricted discharge to a suitable local watercourse may be acceptable. (Any discharge should be restricted to greenfield run-off rates, with a minimum rate of 2l/s).

We suggest that, at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of on-going maintenance. We would like to remind the developer that, open features, such as swales, basins, and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer lifespans and offering ecological advantages over subterranean features such as plastic crate systems.

Given the nature of the development, to bring it in line with current guidance, the drainage design should be able to demonstrate that the infiltration/SuDS features can accommodate the water from a 1 in 100-year critical storm event, plus an additional 45% climate change allowance.

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)