

# Consultee Comments for Planning Application 23/02901/FUL

## Application Summary

Application Number: 23/02901/FUL

Address: Land South Of 63 Street End Lane Sidlesham Chichester West Sussex PO20 7RG

Proposal: Demolition of existing glass house and construction of 2 no. units of 2 bedroom tourist accommodation and associated works.

Case Officer: Sascha Haigh

## 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 Sascha

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 the use of 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.

However, I note the landscape proposals include a wetland area to the south of the plot, which is something we would be fully supportive of, as we really like to see space made for water. In my opinion as a drainage engineer; this presents an excellent opportunity to create a surface level, fully functional SuDS system, where the wetland not only provides ecological enhancement to the site but is also used to drain the development (which would be preferable to the use of subterranean plastic crates).

We always suggest that, at the earliest stage, developers should give 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 also recommend that surface water drainage features should be designed in a manner that positively affects the amenity of the site. Open features, such as wetlands, 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. This development appears to be an excellent candidate for a high-quality surface level SuDS solution.

Well-designed SuDS components include features that are no more hazardous than those found in the existing landscape, for example ponds in parks or footpaths alongside canals, therefore if the SuDS features are designed in an appropriate and safe manner, there should be no need for unsightly fencing and areas of restricted access.

Regardless of the ultimate form the infiltration structure takes, 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 structures (whether they be subterranean soakaways, or open surface level infiltration features).

Wherever possible, driveways, parking spaces, paths and patios should be of permeable construction.

Given the nature of the development, to bring it in line with current guidance, the documentation supporting 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 climate change allowance.

Should the application be approved we recommend the following conditions be applied to ensure the site is adequately drained:

Development shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

#### 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.

#### Surface Water Drainage Proposal Checklist

The council has created a Surface Water Drainage Proposal Checklist document that can be

found in the downloadable documents box on the following webpage:

<http://www.chichester.gov.uk/landdrainage>. This document is designed to clearly outline the councils expectations and requirements for Surface Water Drainage Proposals. If the applicant wishes to avoid pre-commencement conditions relating to surface water drainage, we ask that they submit detailed surface water drainage proposals in line with the requirements of this checklist. Alternatively, if pre-commencement surface water conditions are applied to their application this document should then be used for any subsequent Discharge of Conditions Applications.

Kind regards

Duncan Keir

Engineer (Coastal and Water Management)

Coastal Partners (on behalf of Chichester District Council)