

Architectural Design
Saxon End
Bordean
Petersfield
GU32 1EP

Date: 31st May 2022

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: AL/41/22/DOC

Dear Mr Moss,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref AL/133/21/HH relating to Condition No 3 - surface water drainage.

Mellotron 8 Dukes Road Fontwell BN18 0SP

Notification regarding the above application:

Condition Number 3

Development shall not commence, other than works of site survey and investigation, until 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 recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The condition cannot be discharged at this time. Our Drainage engineers require the following:

1. Additional information is required on the design drawings.
2. The site is located in a source protection zone, as a result it is necessary to confirm that the

proposed soakaway will not present an undue hazard to underlying groundwater.

3. Groundwater levels at the site have not been confirmed. In addition, A plan showing the location of the groundwater test has not been provided. Please provide this information.
4. The manufacturer specific details for the Polystorm R crates should be included within the design package.
5. A 10m easement is sometimes recommended where soakaways are used in or above deposits of chalk (typically low density), where paleo-karstic surfaces are present, or where ground instability may occur. The applicant should confirm the 5m easement is sufficient, and if additional space is required, amend the location of the soakaway. This is being raised in particular at this location due to the fairly close proximity of mapped swallow holes less than 150m to the east / northeast of the site.
6. The incoming pipe invert level is below the 1:10 year water level within the soakaway. The pipe could be raised to provide a larger difference between the soakaways invert level and the pipe inlet invert level, or additional crates included within the design, to lower the 1:10 year water level.
7. The applicant should confirm that the soakaway is outside of the root protection zone (RPZ) for the tree located to the southwest of the site (possibly on adjacent land).
8. The calculations assume base infiltration will be available. This assumes no, or minimal siltation within the soakaway base over the lifetime of the soakaway, which typically is not acceptable to building control. The design calculation(s) should be rerun excluding base infiltration.
9. The infiltration rate calculations provided in the appendix of the surface water drainage report give a value for Ap-50 of 1.32m². Based on the pit dimensions provided, this value differs from the value calculated using BRE365, (Ap-50 = 1.47m²). This result differs by 0.15m² (1/2 the 0.3m² base area of the trial pit) and results in a difference in calculated infiltration rate. This will subsequently affect the drainage calculations. The infiltration rate calculations should be checked to ensure that they are with compliant BRE365 and to apply the correct pit dimensions and Ap-50 value.
10. If the drainage calculations only account for runoff draining from impermeable surfaces, then the calculations should use a CV of 1.0.
11. An exceedance flow route plan should be included and should confirm that runoff will not be directed towards the rear patio doors, if these doors are designed to provide flush access (typically required under Building Regulations Part M). If these doors include a raised threshold of 150mm, or greater, this additional plan would not be required. The use of FEH rainfall data would be preferred, however, in this case due to the small scale of the proposed development FSR rainfall is considered acceptable. It is also noted that recent changes have been made to climate change allowances. As this proposal was submitted prior to these changes being made, this does not need to be considered as part of this submission.

Full comments from the Drainage Engineers can be found on the Arun District Council site, attached to this application. These include additional information that clarify these requirements and why they are needed.

Given the above your application to discharge this condition has been refused.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning