

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 16th December 2019

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: A/165/19/DOC

Dear Mr Sykes,

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 A/74/18/OUT relating to Condition Nos 4 - acoustic, 5 - external lighting, 7 - contamination, 12 - hedgerows, 14 - surface water drainage, 15 - discharge of flows, 16 - SuDs and 18 - watercourse or culvert.

The Laurels Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 14

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 Percolation testing to BRE 365, or similar approved, 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 and the details so agreed shall be adhered to and maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactory drained in accordance with policies WSP1, WDM1, WDM2 and WDM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

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

The applicant appears unaware that a culverted watercourse runs along the western boundary. The following details should be provided so further comments can be made;

1:

- a) A plan showing its location.
 - b) Position/photos of any existing manholes on the culvert adjacent the site including immediately upstream/downstream.
 - c) Manhole/culvert invert levels/cover levels.
 - d) Pipe diameter/material.
 - e) An internal CCTV survey inspection.
 - f) Proposed finished levels above the culvert.
 - g) No new tree planting to be undertaken in the vicinity of the culvert. This needs to be made clear on the drawings.
2. Provide a fully detailed foul drainage proposals plan.
 3. In terms of groundwater monitoring, there appears to be a lack of data for a site of this size ie. WS04 was the only borehole monitored. I would like to see further winter monitoring carried out in WS01 which is the lower section of the site. It is suggested this is implemented immediately and monitored accordingly. The extent of monitoring will need to be agreed.
 4. The percolation testing was carried out in October 2018 which does not fulfil our requirements in terms of winter testing. Therefore, further infiltration testing will be required, in say January, at the location and depth of the proposed infiltration structures. These must be in strict accordance with BRE365.

Undertaking testing within boreholes does not meet this criteria. It is noted that TP02 failed to infiltrate sufficiently, so more detailed investigations/testing will be required in that area. It is strongly recommended that the applicant agrees the location/depth of the test holes, before actioning.

Until such time that items 3 and 4 have been resolved, it is not possible to comment in any great detail on the proposals. Some suggested requirements below need to be considered;

5. Whilst permeable paving is likely to be the way forward, due to the lie of the land, the design will need to ensure that water does not all run to the lower end of the site via the sub base, so the paving will need to be compartmented to ensure that water is contained within each structure. This arrangement will need to be fully detailed in terms of construction details and proposed finished/bed levels and supported by storage/infiltration calculations for each section. Please note that on the example calculation sheets, a porosity value of 0.95 has been used. Whilst this is acceptable for permavoid blocks, granular stone should be 30%, so the calculations will need to reflect the construction of each specific section of permeable paving. Where stone is to be used, this is to be type 3 material (of specified grading/no fines) wrapped in a permeable membrane.

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

Yours sincerely



Neil Crowther
Group Head of Planning