

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

Date: 17th 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 18

The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. The details thereby agreed shall be adhered to at all times thereafter.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion and in accordance with policy WDM1 of the Arun Local Plan.

Decision:

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

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

- 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. I suggest 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