LAND WEST OF NEW BARN LANE, NORTH BERSTED, WEST SUSSEX

TECHNICAL NOTE
CONDITION 7 – BE/18/17/PL

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ARUN DISTRICT COUNCIL BE/118/17/DOC

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OUTLINE PERMISSION BE/18/17/PL

The site is bounded to the east by New Barn Lane, to the south by a double field ditch system, to the west by another field ditch and to the north by a further field ditch. These ditches/drains are not Ordinary Watercourses. There is no connectivity between the western ditch and the southern ditch system. However, EA mapping does show a connection between the western and northern ditches. It should be noted both the southern ditch and the northern ditch ultimately drain into a surface water sewer network maintained by Southern Water.

The site layout shows a development of 90 plots with an open space adjacent to New Barn Lane to the east, housing adjacent to the north and south boundaries and a road fronting the western boundary.

The rear boundaries of the housing to the south are set a minimum of 5m from the top of the existing ditch to allow future access and maintenance of the ditch/drain. Similarly, the rear boundaries of the northern housing is also set 5m from the top of the existing ditch to facilitate future access and maintenance. The road fronting the western ditch is circa 7-9m away from the ditch/drain and is open along the entire length of the road to allow future access and maintenance.

The current drainage strategy does not propose any culverting/bridging or infilling of the existing ditch/drain network. There are two proposed outfalls from the site. One to the north east corner of the northern ditch via a headwall and one to the south via a connection to the existing surface water sewer. Neither of these outfalls necessitates culverting or diversion of the existing ditch network.

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