



Arun District Council
Arun Civic Centre
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Linden Homes South
1A Guildford Business Park
Guildford
Surrey
GU2 8XG

Your Ref: BE/22/18/DOC

Please ask for:

Mr D Easton

21 August 2018

Dear Mr Green

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of matters reserved by condition imposed under BE/18/17/PL relating to conditions 4-archaeological works, 5-surface water drainage, 9-landscape scheme, 10-protection of existing trees/bushes/shrubs, 14-foul drainage, 15-ecological enhancement scheme, 17-landscape management plan, 18-details of laying out timetable for provisions & future maintenance of Public Open spaces, 20-10% decentralised & renewable or low carbon energy sources, 21-street lighting scheme, 23-vehicle access, 25-car parking spaces, 27-construction of road(s), footways & casual parking areas & 28-Travel Plan statement.
Land West of New Barn Lane Bersted,,

Notification regarding the above application:

Condition Number 5

Development shall not commence 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, 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 maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

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

The application to discharge Condition 5 imposed under reference BE/18/17/PL is refused by virtue of insufficient detail. The following detail is absent from the submission and should be incorporated as part of any future application to discharge this condition:

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- No confirmation of which drainage aspects of the surface water drainage system are to be adopted by Southern Water has been provided.
- It is evident from the consultation responses from Southern Water dated 07/06/2018 and 27/07/2018 that there is no consent from Southern Water to connect into the surface water sewer.
- No confirmation of if the geotextile specified on the swale/pond section is permeable or impermeable. And no accompanying confirmation of consideration of groundwater levels.
- Low flow channel construction details have not been provided.
- Headwall details do not specify if cranked.
- No Microdrainage calculations for pipe networks have been provided. This should include details for both catchments and 1 in 100 year + 40% simulations for these networks.
- No manufacturers technical details of hydrobrakes have been provided.
- No clarification has been provided detailing if rainfall falling onto the swale area has been accounted for in the calculations.
- Construction details of the storage tanks currently show that they are infiltration not attenuation tanks. Please can the developer/engineer confirm.
- The location of catchpits has been improved in the revised plans, please confirm the depths of the silt traps on these. All silt traps need to be at least 450mm diameter with 300mm sump required.
- Shallow ditch details still need to be included on the drawings, i.e. investigation required, outfall will be required if not present and ditches to be cleared out.
- There is an existing culvert in the south-western corner of the site, which links two ditches. This culvert will require improvement and this should be discussed with the Council's Drainage Engineer.
- There is an existing trash screen, in the north-eastern corner, protecting the entrance to the public water sewer immediately downstream of the proposed connection. Discussions should be held with the Council's Drainage Engineer regarding this.
- Headwall details have been provided, however since this time it has become apparent that water voles are present within the ditch. Additional information is required establishing the methodology that demonstrates how these works will be carried out without damaging water voles and their habitat. Piped invert levels must be set 300mm above the bed level of the ditch.
- Full pipe details immediately downstream of the manhole 'SW16' must be shown on the layout plan.
- Full pipe details between the northern storage tank outlet and proposed headwall must be shown on the layout plan.
- Hydrobrake flow rates have been specified on the layout plans. However, confirmation is required that 1l/s flow restriction rate at CPM2 is achievable without risk of blockage?
- Pipe diameter downstream of SW1 has not been provided on the layout plan.
- Overflows have been included in the control chambers. Please provide for these in the microdrainage results, and show that they are not active during the 100 year plus climate change event.
- No evidence has been provided to demonstrate that trees have been removed from within

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