

Deadspace Designs
19 Valencia Road
Worthing
BN11 4QD

Date: 15th October 2021

Please ask for: Amber Willard

Tel: 01903 737500 x37445

Your Ref:

Our Ref: BN/117/21/DOC

Dear Mr Naish,

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 BN/70/21/HH relating to Condition No 4 - surface water drainage.

1 Abercorn Walk Old Rectory Drive Eastergate PO20 3XE

Notification regarding the above application:

Condition Number 4

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:**
ADC Engineers have been consulted on the application and provided the following comments;

- Insufficient detail has been provided for me to be able to recommend that the condition is discharged.

- As far as I can tell the surface water drainage condition associated with the original development (application reference EG/52/11 Condition 8) was never approved (applications EG/50/12/DOC and EG/35/13/DOC both refused). Indeed application EG/35/13/DOC showed additional cellular soakaways (not shown on this application BN/117/21/DOC) connected to each concrete ring soakaway to compensate for the under sizing of the original design which was constructed in advance of the discharge of (pre-commencement) condition 8.
- In order to utilise the existing surface water drainage arrangements on site the applicant would need to evidence that it is fit for purpose and can accept the additional flows from the proposed extension. This will involve a short period of winter groundwater monitoring, winter infiltration testing (in strict accordance with BRE DG 365 and above peak groundwater level) and an independent survey of the existing system (we currently have no detail of capacity, construction or levels in this application).
- In theory this information should be readily available from the site developer (Persimmon) as they would have needed this to discharge their original condition. However, as far as I can see there is no period of winter groundwater monitoring nor appropriate infiltration testing to evidence that the surface water drainage on the site meets our requirements.
- It is recommended simplest way to discharge the application would be to consider the extension as a separate entity and connect a new soakaway to the existing system which can drain the additional roof area. The groundwater monitoring and infiltration testing will still be required (as previously stated this must be completed in the winter period, please contact us to agree times and depths). We provide a surface water drainage checklist download.cfm (arun.gov.uk) which I would strongly advise that the applicant (or their Engineer) completes and submits with their application, please pay close attention to notes 10 and 11 for the level of detail required on the Drainage Layout and Construction Detail Drawings.
- Due to the timescales involved in undertaking the winter site investigations I advise that this application is refused. When all the investigations have been made a new application can be submitted. The applicant is welcome (and encouraged) to contact us and discuss our requirements in advance of that application.

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

Yours sincerely



Neil Crowther
Group Head of Planning