

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Coniston
Address line 1	Lake Lane
Address line 2	
Address line 3	
Town/city	Barnham
Postcode	PO22 0AD
Description of site location must be completed if postcode is not known:	
Easting (x)	496267
Northing (y)	104642

Description	
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2. Applicant Details

Title	Mr
First name	Peter
Surname	Davies
Company name	SIGMA M&E Limited
Address line 1	Winter Egg Farm
Address line 2	Eastergate Lane
Address line 3	
Town/city	Walberton

2. Applicant Details

Country	
Postcode	BN18 0BA
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Peter
Surname	Davies
Company name	MDDB Ltd
Address line 1	7 Vanzell Road
Address line 2	Easebourne
Address line 3	
Town/city	Midhurst
Country	United Kingdom
Postcode	GU29 9BA
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing 2 storey detached house & construction of a pair of semi-detached replacement dwellings with flood preventative measures.

Reference number

BN/23/15/PL

Date of decision (date must be pre-application submission) 25/11/2015

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 5. Development shall not commence until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority
Condition 6. The development shall not proceed until formal consent has been approved

4. Description of the Proposal

in writing from the Lead Local Flood Authority (WSSC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.
Condition 7. Development shall not be commenced 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 approved by the Local Authority.

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/12/2017

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/11/2018

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Con 5. As Built drawing of drainage on site.
Con 6 and 7. Permit from Environment Agency.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Paul
Surname	Cann
Reference	

Date (Must be pre-application submission)

25/01/2020

Details of the pre-application advice received

I can now confirm the following comments in respect to the surface water drainage;

8. Pre-application Advice

1. As the plan still does not show any manhole positions except the two proposed silt traps, I can only assume no other manholes exist or are proposed. However, to provide means of access for maintenance/inspection and follow good practice of providing access on changes of pipe direction, further manholes are required. Rodding eyes can be provided at heads of run. Cover and invert levels will be required for these access points.

2. The manhole detail shown on the drawing should be labelled as 'Type E' to correspond with the relevant note on drg. 535/01 Rev C. The detail shows the manhole cover being buried under 100mm thick gravel which is not acceptable. Manhole covers need to be visible/easily accessible. Please alter.

3. Provide construction detail for the sump manholes. Minimum requirements are 450mm diameter chambers with min. 300mm deep sumps. Cover and invert levels will be required for these.

4. Pipe gradients to be shown for each pipe length once manhole positions have been indicated. I note item 3 on 535/01 rev C specifying an approx. gradient of 1 in 59 based upon an assumption. These gradients will need to be more accurately assessed and this can be done once excavations have been made to accommodate manholes, etc, and therefore levels can be obtained at that time.

5. Provide a copy of the Environment Agencies approval/comments for the connection to the watercourse which is designated 'main river'.

6. I note from the levels that the perforated pipes are around 1m below ground level. Due to the high water table in this area it is likely that groundwater will flow into these pipes at times, rather than surface water being able to infiltrate into the surrounding ground (be it minimal infiltration due to the ground conditions). This is not ideal as we try to avoid groundwater being drained into the watercourse directly (properties flood downstream), but in this instance (due the minimal flows involved), I am not going to make a big issue about it.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 25/02/2020