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Your Ref: BN/29/18/DOC

Please ask for:

Ms S Allen

25 October 2018

Dear Mr B Kirk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed under planning permission
BN/7/18/PL relating to condition No. 3 (proposed surface water drainage), 4 (Discharge of
watercourse) & 5 (Surface water drainage system)
Land to the north of The Flint Barn Yapton Road, Barnham,

Notification regarding the above application:

Condition Number 3

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. 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:**

The Councils Drainage Engineers have been consulted and the details submitted are not considered to meet the aims and requirement of the condition as follows:-

Engineers Comments Regarding Conditions 3, 4 and 5

The applicant proposes to form a new swale and connect this into an existing ditch which runs to the south of the site. Winter groundwater monitoring was completed in March, which found

ground water levels to be high. We believe groundwater would have peaked before March, therefore may be higher than those levels recorded and we agree with the conclusion that infiltration is unlikely to be viable. However, the applicant may wish to investigate shallow permeable paving solutions. The proposals currently include for the storage of the 1 in 30 year rainfall event on site. Please revise the plans to accommodate the 1 in 100 year plus 40% climate change event on site. Please also clarify the rate of discharge proposed, orifice diameters have only been provided. In order to discharge flows to an ordinary watercourse the applicant will need to obtain Ordinary Watercourse Land Drainage Consent (the consent forms will be forwarded separately). I have inspected the watercourse which the applicant proposes on discharging into, it is heavily overgrown. The condition of this watercourse will need to be improved to ensure that flow can be conveyed downstream. The watercourse is culverted and runs under Yapton Road, the condition of this may also need to be reviewed.

Until such a time as consent is obtained and the above points are addressed I do not recommend that these conditions are discharged.

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