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PO18 9HU

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 5

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner of management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 and GEN11 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

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

The Council's 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

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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 period.

Neil Crowther
Group Head of Planning