

BRIGHT PLAN CIVILS

Mr Paul Voller
Tars Farm,
Church Lane,
Barnham

5th February 2021
Our Ref: D1946

Dear Mr Voller,

RE: TARS FRM CHURCH LANE, BARNHAM, WEST SUSSEX

Further to your instruction to prepare a preliminary design for levels, foul drainage and a 1D hydraulic surface water model for the above development.

This letter summary has been prepared further to the original Flood Risk and Drainage Strategy document dated 08/03/2019, ref: 1841 supplied by Aquacallidus Consulting.

The information has been supplied in pursuant of drainage condition No.6 and I would summarise as follows:

Development

It is proposed to develop the land adjacent to Tars Farm House to facilitate 4 No. residential dwellings. Planning permission has been granted on 2nd September 2020 ref: BN/39/20/PL.

Impermeable Areas

I enclose drawing **D1946-PL200 'Impermeable Areas & Catchment Appraisal'** which demonstrates the proposed impermeable area associated with the site arrangement, inclusive of the storage basin footprint. This present an impermeable area of 1613sqm.

Level Design Strategy (Flood Risk)

I enclose drawing **D1946-PL100 'Proposed Levels Strategy & Exceedance Flow'** which demonstrates the proposed levels design. The new buildings and storage basin have been positioned wholly outside the area of flood risk.

Hard standing area levels are designed for subtle crossfalls adhering to the natural topography, giving consideration to Part M compliance.

Drainage Strategy

The foul and surface water drainage proposals are demonstrated on drawing **D1946-PL300 'Drainage Strategy, Preliminary Design'**, enclosed.

Surface Water

There is a Main River located to the west of the development area, as demonstrated on the topographical survey. A 2.0l/sec flow restriction will be provided prior to discharging into the Main River, subject to The Environment Agency granting a permit.

Adhering to the Aquacallidus Consulting report a storage basin will provide the predominant storage provision. This is considered to be the most suitable solution as this helps to naturally attenuate run-off and quickly deal with extreme rainfall.

Causeway Flow hydraulic calculations have been produced to demonstrate compliance with a 1-in-100-year storm event, inclusive of an allowance of 40% for climate change, plus 10% urban creep.

Foul Water

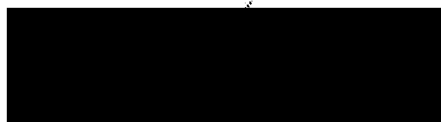
There is a Public Foul Sewer located within Church Lane to the east of the development area, subject of line, level, condition and connectivity.

Where the development area is nominally lower lying relative to Church Lane, it is evident a private pumping station will be required. This will include provision for 24hrs storage for Building Regulations compliance.

A S106 application will need to be submitted to the local Water Authority as a means of establishing the required connection in respect of the foul water proposals.

If you have any questions and require clarification with regards to this fee proposal, please do not hesitate to contact me on 01243 210 418.

Yours sincerely,



Mark Akmenkalns
Bright Plan Civils

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PL100 Impermeable Areas & Catchment Appraisal
PL200 Impermeable Areas & Catchment Appraisal
PL300 Detailed Surface Water Drainage Arrangement
PL400 Construction Details Sht 1
PL401 Construction Details Sht 2
Causeway FLOW 1D Hydraulic Calculations

