

Mulberry Architecture Ltd
Dell Quay Yacht Marina
Dell Quay Road
Chichester
PO20 7EE

Date: 30th May 2022

Please ask for: Amber Willard

Tel: 01903 737500 x37445

Your Ref:

Our Ref: BN/41/22/DOC

Dear Mr Dowling,

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 BN/4/21/HH relating to condition 3-surface water drainage.

Magnolia Cottage Fontwell Avenue Eastergate PO20 3RZ

Notification regarding the above application:

Condition Number 3

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:**

The condition cannot be discharged at this stage. The following information is required before the details can be approved. Full comments are available to view online and provides additional information with regards to each section.

1. Additional information is required on the design drawings.

- The loading class for the cover on the sediment trap manhole (and any other manholes) should be stated.

- The access point for carrying out maintenance and inspection of the soakaway should be stated, (and details given if this is an additional element of the design e.g. additional manhole).

2. The site is located in a source protection zone, as a result it is necessary to confirm that the proposed soakaway will not present an undue hazard to underlying groundwater.

3. Groundwater levels at the site have not been confirmed. In addition, a plan showing the location of the groundwater test has not been provided. Please provide this information.

4. The incoming pipe invert level is potentially below the 1:10 year water level within the soakaway. The applicant should confirm that the pipe is not likely to be surcharged during the 1:10 year storm. Or the pipe could be raised to provide a larger difference between the soakaways invert level and the pipe inlet invert level, or additional crates included within the design, to lower the 1:10 year water level.

5. The applicant should confirm that the soakaway is outside of the root protection zone (RPZ) for the trees located on the land where the soakaway is proposed.

6. The calculations assume base infiltration will be available. This assumes no, or minimal siltation within the soakaway base over the lifetime of the soakaway, which typically is not acceptable to building control. The design calculation(s) should be rerun excluding base infiltration.

7. The infiltration rate calculations provided in the appendix of the surface water drainage report give a value for Ap-50 of 1.32m². Based on the pit dimensions provided, this value differs from the value calculated using BRE365, (Ap-50 = 1.47m²). This result differs by 0.15m² (1/2 the 0.3m² base area of the trial pit) and results in a difference in calculated infiltration rate. This will subsequently affect the drainage calculations. The infiltration rate calculations should be checked to ensure that they are with compliant BRE365 and to apply the correct pit dimensions and Ap-50 value.

8. If the drainage calculations only account for runoff draining from impermeable surfaces, then the calculations should use a CV of 1.0.

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

Yours sincerely



Neil Crowther
Group Head of Planning