

Foul and Surface Water Drainage Statement

to be read in conjunction with plans for:

Land North of Sunnyside Cottages, Yapton Road, Barnham PO22 0AZ

Removal of existing building granted consent for conversion to two dwellings under BN/22/18/PD, and erection of two new build dwellings.

The proposed dwellings will connect to the existing mains foul drainage located to the south of the site along Yapton Road. Full details of this will be provided prior to construction and this can be suitably controlled by condition.

Surface Water will taken to the watercourse (ditch) to the east of the site Full details of this will be provided prior to construction and this can be suitably controlled by condition.

A similar condition (see below) has been imposed on the approval for a new dwelling to the north and it is considered that a similar condition can suitably control development.

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.