Engineers Comments Regarding Surface Water Drainage

Application Reference:	BN/78/23/S73	**Reviewer Reference:**	ADC/SB
Planning Officer:	Hannah Kersley	**Date of Review:**	26 July 2023
Site Name:	Horseshoe Cottage 33A Hill Lane Barnham Bognor Regis PO22 0BL		
Application Description:	Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 12 - buildings, structures and fences to be kept at least 3m from edge of watercourse - following grant of BN/56/20/PL.		
Assessment Number:	1 of 1		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - https://www.arun.gov.uk/surfacewater

WSCC Policy for the Management of Surface Water- https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.pdf

Land Drainage Consent - https://www.arun.gov.uk/land-drainage-consent/

Arun District Council surface water pre-commencement conditions - https://www.arun.gov.uk/planning-pre-commencement-conditions

Response	**No objection.**

Comments

This application applies to vary condition 12 imposed under BN/56/20/PL, however it does not list a suggested alternative wording.

Condition 12 currently reads:

"All buildings, structures and fences etc. are to be kept at least 3m from the edge of the watercourse culvert which crosses the site. No tree planting is to take place that would have a detrimental effect on the culvert on the site.

Reason: To ensure that the proposed development is satisfactorily drained and does not increase flood risk elsewhere, in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan and policy ES1 of the Barnham & Eastergate Neighbourhood Plan"

The applicant is unable to comply with the condition due to an existing boundary fence and the requirement to demark this boundary. The boundary is located within 3m of the culvert which this condition aims to protect.

It is understood that the applicant has proposed improvement works to the inspection chambers on the culvert to provide better protection to them. We support these works.

The documents submitted with this application also detail the construction of the existing fence. It is stated that the fence is of standard closed board construction fixed to arris rails set into sockets in concrete posts. The fence posts are concreted into the ground to a depth of approximately 400mm. At ground level each fence panel rests on a 150mm concrete gravel board.

The applicant has indicated how the fence may be dismantled in part or fully to enable maintenance or repair of the culvert.

We are agreeable to the retention of this fence based on the information provided - most importantly drawing MGS – BN/56/20 – rev001 "Culvert & Fence Layout Details". However, the revised condition wording is yet to be agreed.

It is suggested that the following wording would be acceptable to us.

"No buildings, structures or fences - excluding the existing fence shown in drawing MGS – BN/56/20 – rev001 "Culvert & Fence Layout Details" - are to be located within 3m of the edge of the watercourse culvert that crosses the site. Any replacement or repair of the existing fence must be on the same footprint and capable of both partial and full dismantling to enable access to the culvert. No tree planting is to take place that would have a detrimental effect on the culvert on the site.

Reason: To ensure that the proposed development is satisfactorily drained and does not increase flood risk elsewhere, in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan and policy ES1 of the Barnham & Eastergate Neighbourhood Plan"

Please reconsult me if alternative wording is suggested by the planning officer or the applicant.