SMITH SIMMONS &PARTNERS

Application to discharge conditions 5 Application BN/65/22/PL Land Rear of Cedar End, Eastergate Lane

Condition 5

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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. 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.

A Drainage Strategy has been submitted with this application. Surface water infiltration levels have been included and the strategy suggested that the foul run-off is to be drained into the existing drainage network to the front of the site via gravity and that the surface water run-off from the proposed roof is to be infiltrated to ground via the use of buried crate soakaways. The new entrance drive and parking to the property is to be of gravel construction and will therefore infiltrate to ground and not contribute any run-off to the soakaways.

The foul water from the dwellings is to be directed to the public foul sewer in Eastergate Lane by gravity. All pipes and manholes will be in accordance with the Sewage Sector Guidance. Connection to the sewer will be made via a Section 106 Agreement with Southern Water. Maintenance of the foul drainage is outlined in the accompanying Arch Associates Drainage Maintenance Manual. CCTV survey of the existing site drainage arrangement confirms an on-site foul lateral drain running into the road along the southern boundary

A Drainage Maintenance Plan has been submitted with this application, which demonstrates in perpetuity that the drainage systems will be maintained in good working order.

Sufficient information should be hereby provided to discharge these conditions, if you require any further information or clarification please contact me.

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ARUN DISTRICT COUNCIL BN/82/24/DOC