

Your Home Plans Ltd
Chichester Enterprise Centre
Terminus Road
Chichester
PO19 8TX

Date: 19th October 2020

Please ask for: Finlay Gardner
Tel: 01903 737915

Your Ref:

Our Ref: BN/93/20/DOC

Dear Mrs Grinstead,

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 ref BN/130/19/HH relating to Condition No 3 - surface water drainage.

Flamsteed Lake Lane Barnham PO22 0AD

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 information submitted is not adequate to discharge the conditions.

The following information is required before the details can be approved.

1. It is acknowledged from a previous site investigation/meeting that options are for surface water disposal are limited. Infiltration to ground has been ruled out due to an extremely high winter water table and existing watercourses are located on third party land to which there is no right of passage. The existing property discharges surface water into the foul drainage system.
2. Southern Water have agreed that the new extension can discharge to the foul drainage system on the proviso that flows are not increased ie. flows are to be restricted to the rate currently discharging to the foul sewer and additional flows attenuated. Whilst the principles have been agreed, the present level of detail provided in the application is insufficient. Calculations need to be provided to prove this is the case, including supporting impermeable area plans.
3. To satisfy the condition, the plans need to be much more detailed including the provision of construction detail drawings for the various elements. The layout plan needs to include all pipe diameters/gradients, manhole cover and invert levels, storage tank levels, etc.
4. Supporting calculations are also required to prove that the 1 in 100 year storm event + 40% allowance for climate change can be stored within the attenuation.
5. Detailed construction drawings for the surface water drainage need to include manholes, rodding eyes, details of arrangements where the pipe passes under the extension (ie. IC3 to IC6) /through foundations, pipe bedding, gullies, storage tank (including connections and outlet arrangements) and flow control details. As the flow control device will probably be of a small scale, the design will need to consider measures to reduce the risk of blockage. Please note the preference would be for pipe run IC3 to IC6 to be routed around the building if possible.
6. Southern Water will need to be consulted further once more detailed proposals are available to ensure that the arrangements meet their requirements.

We wrote to you on 7th September 2020 to make you aware of this issue but to date no further details have been provided. As such, the condition cannot be discharged and you will need to make a revised submission.

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

Yours sincerely



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Neil Crowther
Group Head of Planning