

Mr W Bolland
Barnham Court
Church Lane
Barnham
PO22 0BP

Date: 14th September 2021

Please ask for: Amber Willard
Tel: 01903 737500 x37445

Your Ref: Mr Bolland
Our Ref: BN/99/21/DOC

Dear Mr Bolland,

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/62/20/HH relating to condition 3-surface water drainage.
Barnham Court Church Lane Barnham PO22 0BP

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:**
Drainage have been consulted on the application and visited the site, noting that some works have already taken place on the site.

1. Confirmation is required as to the extent of the drainage system that has been constructed. Of that

constructed, the engineers will need to produce an as constructed drawing. From a site inspection, it would appear that the overflow pipe has not yet been connected to the ditch and has been laid up to the existing trackside hedgerow. Please note that remedial works may be required but this is dependent on the other matters below being resolved/considered.

2. There is some doubt as to whether the pipe discussed above (between boundary wall and hedgerow) has been laid to the proposed gradient and certainly its bedding will need to consider item 3 below.

3. The entire length of the outfall pipe between the gully and the ditch will require concrete bed and surround due to minimal cover and the risk of root intrusion, etc.

4. Land drainage consent is required for the connection to the ditch and needs to be applied for/approved prior to discharge of this planning condition. The connection to the ditch must not be made until such time

that all the approvals are in place. The ditch being connected to is in good condition and therefore no works at this time are required in terms of maintenance.

5. Has the proximity of the soakaway to existing and proposed buildings been considered in terms of the possible effect on foundations? This is critical to the whole scheme.

6. Gutter leaf guards are required to reduce the risk of leaf matter blocking the orifices.

7. Clearly indicate manhole and gully cover levels.

8. Show all gully invert levels.

9. Specify all inlets/outlet invert levels to/from channel drains.

10. Indicate invert levels of all pipes connecting into the soakaway including the outlet.

11. Indicate gradients of all pipes and channels.

12. Gullies must have sufficient traps for silt collection or else additional silt traps will be required in the form of catchpit manholes.

13. Introduce a crate layer to the soakaway to provide a means to formally connect pipework into the structure.

14. The pipework arrangement within the manhole in the SE corner is acute and needs reconfiguring.

15. Full construction details are required of all drainage elements.

16. Provide more details of the Freeflush water butts ie. brochure/construction details. It also needs to be shown how the orifice connects to the outlet pipe.

Due to the tasks that need to be resolved, a new DOC should be application should be submitted once the relevant information has been prepared.

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

Yours sincerely



Neil Crowther
Group Head of Planning