

BJW Architectural
7 Erringham Road
Shoreham By Sea
BN43 5NQ

Date: 19th December 2019

Your Ref:

Please ask for: Mr D Vick

Our Ref: BR/204/19/DOC

Tel: 01903 737771

Dear Mr Whitby,

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 BR/236/16/PL relating to Condition No 4 -
surface water drainage.
3 Clifton Road Bognor Regis PO21 2HH

Notification regarding the above application:

Condition Number 4

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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The LPA can not discharge the condition on the basis of the evidence submitted for the following reasons:-

- 1.The infiltration test that was completed on 4/11/2019 was not in accordance with BRE 365. The hole was not filled three times, nor is it to the depth of the proposed soakaway (0.5m vs a 1.2m depth pit). Furthermore, we encourage applicants to contact us to discuss an appropriate time to carry out infiltration testing which we prefer to be in January/February when the soil is at its most saturated.
- 2.There has been no winter groundwater monitoring data submitted.
- 3.It is unclear which areas the applicant has used for different parts of the calculations. They will need to use the total impermeable area of 454m² for both inflow and outflow calculations if both the roofs and paved areas will drain to the soakaway. (I am happy for them to disregard the garden areas.) If the paved areas are to be drained using another method then I am happy for the soakaway calculations to just use the impermeable roof area of 202m². (But then I will need to see calcs for the method of drainage proposed for the paved areas.) Whatever area is used for the soakaway, it will have to be consistent for both inflow and outflow.
- 4.The applicant/agent appears to have only calculated the storage capacity for a 10 year storm. The soakaway should be sized to store for up to 1 in 100 year storm plus 40% to account for climate change.
- 5.The applicant will need to supply a drainage layout drawing which includes the location, levels and dimensions of the proposed soakaway. This should include levels and or falls of the pipes.
- 6.The applicant needs to submit drawing details for the soakaway, silt traps/catch pits and drainage channels.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning