

R & R Design Studio
6 Kipling House
Newlands Avenue
Waterlooville
PO7 5FY

Date: 25th February 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: CM/2/21/DOC

Dear Mr Rossner,

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 CM/21/19/PL relating to conditions 10-schedule of materials & finishes; 11-proposed surface water drainage; 12-discharge of flows to watercourses or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to site & 13-maintenance & management of surface water drainage system.

Scyld Horsemere Green Lane Climping BN17 5QZ

Notification regarding the above application:

Condition Number 11

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:**

This condition cannot be discharged because the following matters remain outstanding:

- The calculations submitted use FSR rainfall and a cv of 0.75, please use Cv=1 or the latest FEH rainfall.
- The invert level, and flow restriction of the hydrobrake are inconsistent between calculations and layouts. Please update to ensure consistency and include hydrobrake unit reference on surface water drainage layout and construction details.

You were asked by email dated 9 February to attend to these matters.

- Modelled slope of permeable paving should be accurate.
- Finish and formation levels of permeable paving require detailing.
- All pipe diameters and falls should be detailed on plan.
- A minimum of 300mm sump depth should be provided upstream of all connections into the permeable paving.
- Where connections are being made to pipelines rather than direct to manholes add note that all connections to be made using oblique 45 degree junctions.
- Bed level of ditch upstream and downstream of proposed point of discharge, as well as at the point of discharge should be indicated.
- Invert level of outfall to ditch should be clearly indicated and update to the position so this is accurate.
- No connections are shown to/ from the permeable car park areas. Given the depth of groundwater these structures should be lined and have a positive means of drainage. Please ensure these areas are included within calculations and link to the road drainage.
- Construction detail drawings of : hydrobrake (site specific); drainage channels, catchpits, and proposed headwall should be provided.
- The permeable paving details must show an impermeable membrane around the side and base.
- The permeable paving details must indicate minimum depth of sub-base and sub-base material.
- It is noted that it is proposed to have a 100mm thick concrete cover slab over the top of the perforated main pipe, with 150mm each side of pipe work. This would have to be constructed very carefully so as not to cause concrete ingress into the perforated pipe, and it will also result in a strip of road being impermeable. Has the use of diffuser units been considered instead with a small fall in formation over the site? The outlet diffuser unit would have to be at the base of the sub-base. As should the pipe at the downstream end if this is to remain.

You were asked by email dated 9 February to attend to these matters.

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

Yours sincerely



Neil Crowther
Group Head of Planning