



TOWN & COUNTRY PLANNING ACT 1990

**TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**DISCHARGE OF CONDITION NO.3
(SURFACE WATER DRAINAGE DETAILS)
ON PLANNING PERMISSION
REF. EG/53/16/PL
ERECTION OF GREENHOUSE &
CONSTRUCTION OF PARKING AREA**

**SITE:
WOODFIELD FARM, WANDLEYS LANE
EASTERGATE, WEST SUSSEX PO20 3SE**

**APPLICANT:
MR & MRS HUGHES**

The surface water drainage details have been designed by Robert Clark Associates Limited. Surface water is to be drained into a new unlined pond sited in a position just to the northeast of the new greenhouse. It will have a surface area of 40m² and a depth of 600mm. There will be a high-level overspill pipe connection to the adjoining ditch to the north.

The drainage design is based on percolation tests carried out to BRE365 principles in two separate test holes in May 2017. An average soil infiltration rate of 1.53×10^{-6} m/s was obtained.

An open pond has been designed, 40m² in area x 0.6m deep below the incoming pipe, which will be suitable to drain the greenhouse area of 280m² without flooding on a 1 in 100-year rainfall event + 40% climate change addition. The pond will not be lined and will act as an infiltration basin.

The pond would be a modest feature in terms of scale. It would have the advantage of providing opportunities for bio-diversity enhancement. The unlined nature of the pond will mean that it will act as a natural infiltration basin and will therefore, on occasions, be dry.

It is believed that this is a sustainable means of dealing with surface water from the proposed greenhouse.