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Felpham
Bognor Regis
West Sussex
PO22 7LR

Date: 19th August 2020

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: F/9/20/DOC

Dear Mr Hall,

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 F/30/18/PL relating to Condition No 3 -
surface water drainage.
Wicks Farm Ford Lane Ford BN18 0DF

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:**
This condition cannot be discharged on the basis of the information submitted to date for the following reasons :

Only layout drawings have been received. Calculations, construction details or management & maintenance manual should be included in any revised submission.

Reservoir Catchment

1. The northern boundary ditch in vicinity of the proposed reservoir is currently located on the other side of the network rail fence and not within the redline boundary. As previously suggested a new ditch will be required within the red line boundary and running parallel to the network rail ditch. Please adjust drawings and provide a typical profile cross section. Land drainage consent is also required for the new ditch and headwall outlet.
2. The pipe outlet invert (1.500) from the reservoir is currently shown below ditch bed level.
3. Adequate freeboard (ie. min 300mm) is required between the predicted top water levels in the reservoir and top of bank ie. may need to lower outlet level. Also, ensure the hydrobrake design head takes account of any adjustments to the design to achieve this.
4. Provide hydraulic calculations (to include upstream network) for the 1 in 100 year storm event + 40% climate change allowance. Please note that the guttering on the greenhouse should not be a limiting factor and the calculations need to allow for the full 100yr run off flows from the roof/s.
5. Overflow pipe from reservoir provide headwall with cranked grille with bar spacings to suit 150mm diameter pipe. Include construction detail.
6. Specify gradient between overflow pipe and hydrobrake chamber.
7. Provide hydrobrake chamber construction detail.
8. Outlet headwall at ditch Scour protection IS required. Provide construction detail (no grille required).
9. RWP inlets Headwalls required. Specify diameters/gradients/invert levels. Provide construction details for headwalls. Fully detail pipework/manholes upstream between guttering and connection/s to reservoir. Silt traps required prior to entry to reservoir (provide construction details).
10. The layout drawings indicates the structure to be drained as a polytunnel rather than a glass greenhouse. Please confirm if this is the case.

Western Ditch

11. Provide longitudinal section showing existing and proposed bed levels.
12. Show the infilled section to be reinstated, including the trees to be removed to facilitate this.
13. If the ditch is being significantly deepened in places then the banks may need reprofiling to avoid them being too steep. Please advise and provide cross sections if necessary. Please also confirm that the regrading/profiling proposals will not have a negative impact on existing trees and their root systems.

Southern Catchment

14. Provide headwall construction details for headwall discharge to western ditch. This will need to include scour protection measures.
15. Provide hydraulic calculations for the 1 in 100 year storm event + 40% climate change allowance.
16. Provide french drain construction details, hydraulic calculations and full details of the percolation rates used.
17. Provide hydrobrake chamber construction detail.
18. The pond/swale needs a slight gradient east to west (as has been employed on the upstream swales) to improve the hydraulics and ensure water movement. Please note the base level at the eastern end is currently lower than the base level at the western end. Adjust pipe inverts to suit.
19. Short swale 225mm pipe connection raise invert to increase freeboard ie. to say 4.270. Provide headwall construction details.
20. Pipeline 1.001 provide 100mm freeboard between pipe invert and swale bed.

General

21. Provide construction details for all manholes, pipe bedding, channel drains, etc.
22. Provide revised management and maintenance manual.

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 stylized flourish and a period.

Neil Crowther
Group Head of Planning