

ADM ARCHITECTS

Date – May 2026
Project number - 1835
ADM file ref. – CLIENT - 1
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NORTH BARN – BRIEF DRAINAGE STATEMENT

[PLANNING APPROVED REF: - pending]

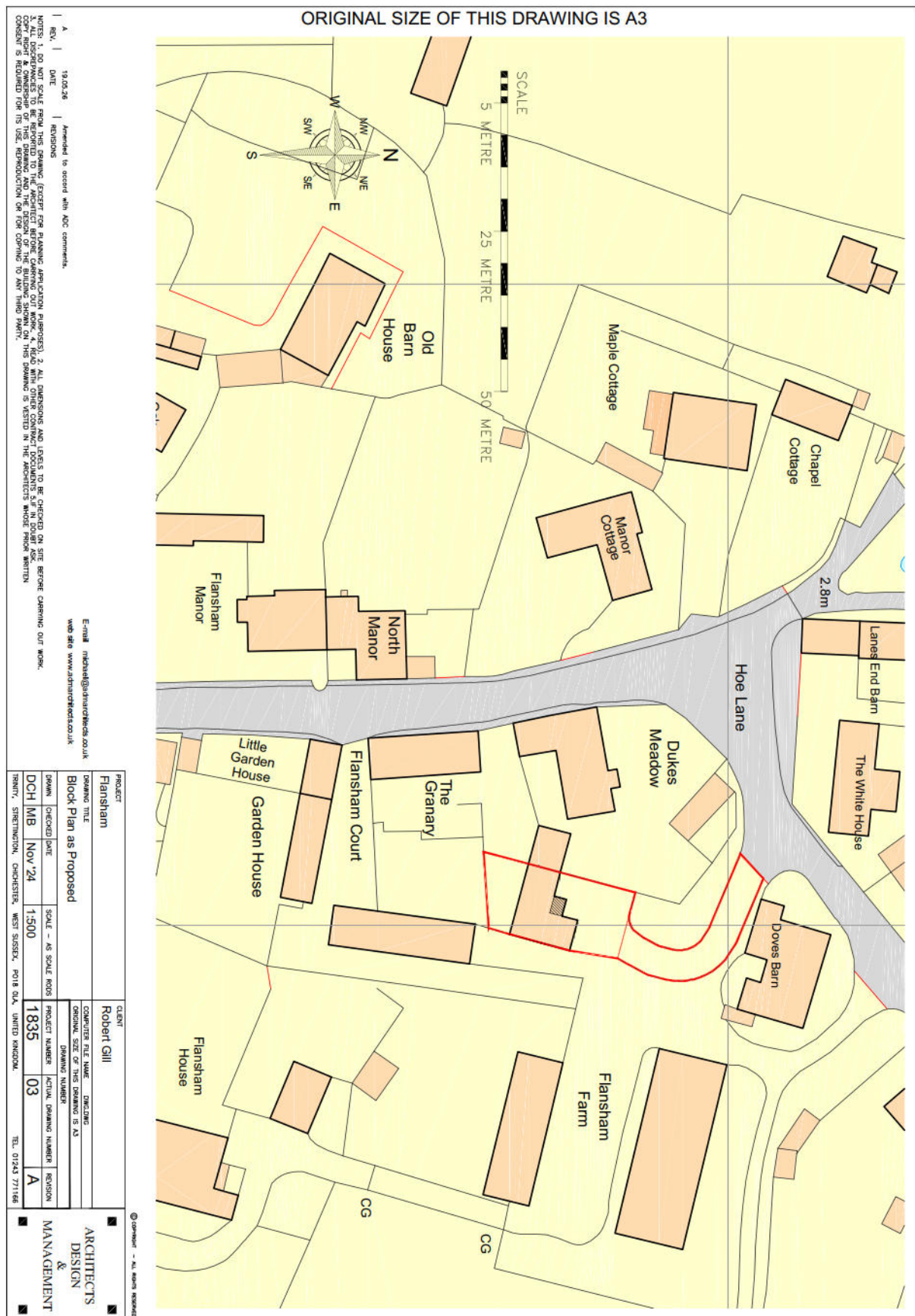


CHARTERED ARCHITECTS

Members of the Royal Institute of British Architects
Registered with Architects Registration Board

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As the application site is within the Lidsey Wastewater Treatment Works Catchment Area, a statement is required explaining how foul and surface water is to be drained from the site.

FOUL WATER DRAINAGE

This application is in respect of a porch extension. There is no foul water drainage involved. The actual main house foul water drainage is connected to the mains and approved by Building Control.

SURFACE WATER DRAINAGE

For the surface water drainage of the site, please see the documents associated with the approval of the Discharge of Condition 5. Application. This condition relates to the main application for the premises, i.e.. Y/22/21/PL.

Please note the approval notice as attached.

Then gutters and rain-water downpipe etc. of the porch are connected and form part of the general surface water drainage of the main property roof.



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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ADM Architects
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PO18 0NW

Date: 15th August 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: Y/60/23/DOC

Dear Mr Bish,

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 Y/22/21/PL, relating to condition nos 5 -
surface water drainage scheme and 7 - schedule of materials and finishes.
North Barn, Hoe Lane Flansham Yapton PO22 8NT

Notification regarding the above application:

Condition Number 5

Construction shall not occur beyond damp proof course (DPC) level, 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. The resultant dwelling shall not 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.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The "Surface Water Drainage Layout" dwg. C2572-P-100 rev P3 is now acceptable and satisfies the requirements of the condition:

The condition is fully discharged insofar as the submission of details relates and on the understanding

that the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

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