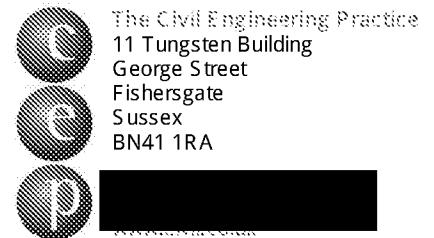


# Discharge of Surface Water

## Management Planning Conditions

### Summary



|                |               |
|----------------|---------------|
| Project        | Bonhams Field |
| Project Number | 23018         |

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Date 26 J une 2020

#### 1 Introduction

- 1.1 This Technical Note has been produced in support of the Reserved Matters Submission to discharge conditions 11, 12, 14 and 16 of Outline Planning Permission Y/1/17/OUT for the construction of 56 residential dwellings with associated access roads, car parking and landscaping on the northeast side of the B2233 Yapton Road, Yapton, West Sussex.
- 1.2 This Technical Note is to be read in conjunction with the supporting Drainage Statement, all planning, architectural and other reports that accompany the Planning Application for the proposed development.
- 1.3 The proposed development will incorporate a sustainable drainage system which will discharge all surface water via infiltration to ground using permeable paving with subbase attenuation.

#### 2 Condition 11

- 2.1 Condition 11 of Outline Planning Application Y/1/17/OUT states:

The exact position of the surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Reason: To ensure that the public sewer and Southern Water infrastructure is protected in accordance with GEN7 and GEN9 of the Arun Local Plan

- 2.2 Southern Water public sewer records are located in Appendix 3 of the supporting Drainage Statement and these do not identify a Southern Water sewer crossing the site. This evidence is determined sufficient to support the discharging of Condition 11.



### 3 Condition 12

#### 3.1 Condition 12 of Outline Planning Application Y/1/17/OUT states:

: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 groundwater levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

Reason: To ensure that the proposed development is satisfactorily drained before construction begin on site in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. ~

#### 3.2 Full details of the surface water drainage scheme have been submitted and are located in Appendix 5 of the Drainage Statement.

#### 3.3 Drainage has been based upon infiltration to ground via a voided subbase infiltration blanket as detailed in Section 4.2 of the Drainage Statement.

#### 3.4 Winter groundwater monitoring was undertaken between February 2018 and April 2018. Further winter groundwater monitoring was undertaken between October 2019 and March 2020.

#### 3.5 Percolation testing was completed in September 2016 and October 2019 with details identified within Section 3.4 of the Drainage Statement.

### 4 Condition 14

#### 4.1 Condition 14 of Outline Planning Application Y/1/17/OUT states:

:Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangement for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure that the efficient maintenance and on-going operation of the SuDS system is incorporated at the earliest stages of the development and to ensure the best practice in line with guidance set out in :The SuDS Manual~ CIRIA publication ref: C753 Chapter 32. ~

4.2 The Drainage Maintenance Manual has been submitted as a standalone report and include a Drainage Maintenance and Ownership Plan.

## 5 Condition 16

5.1 Condition 16 of Outline Planning Application Y/1/17/OUT states:

:Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and an implementation timetable has been submitted to and approve in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approve scheme and timetable.~

5.2 The drainage design for the scheme is shown on Drawing 1210 located in Appendix 5 of the Drainage Statement.