

PLANNING STATEMENT

JANUARY 2020

SITE: LAND ADJ LAKE BARN, MAYPOLE LANE, YAPTON, WEST SUSSEX, BN18 0DR

PROJECT: ERECTION OF DETACHED SINGLE STOREY DWELLING HOUSE WITH VEHICULAR ACCESS FROM MAYPOLE LANE

CLIENT: MR & MRS PAYNE

1.0 BACKGROUND

- 1.1.1 On 16 July 2018, outline planning permission was granted by appeal (ref: 3196233) for the erection of a detached dwelling house on land adjacent to Lake Barn. This outline permission was made subject to various conditions which required the submission of reserved matters, as well as three conditions that related to matters connected with drainage, including the submission and agreement of a SUDS strategy.
- 1.1.2 On 08 April 2019, a reserved matters application (ref: Y/32/19/RES) was lodged with the Local Planning Authority in accordance with conditions 1 and 2 of the appeal decision. This submission contained full details of the appearance, landscaping, layout and scale of the development. It also contained a SUDS strategy under a report prepared by Innervision Design Ltd, which was submitted to address conditions 4 and 5 of the outline permission.
- 1.1.3 Whilst the reserved matters application was granted on 20 September 2019, the flood engineer raised concerns with the SUDS strategy submitted under the same. These concerns were set out within the consultation response dated 10 June 2019 (copied below).

From: Laura Gibbons
Sent: 10 June 2019 15:12
To: Planning Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/32/19/RES

Engineers Comments Regarding Surface Water Drainage

No objections. Revised details required at discharge of conditions stage.

I note that the outline decision notice has two pre-commencement conditions regarding surface water drainage, my comments below are therefore advice on the proposals submitted to date which would require addressing when a formal discharge of conditions application is submitted.

1. Ordinary watercourse land drainage consent will be required for any proposals to discharge to ordinary watercourse.
2. Outflow should be restricted to greenfield O/R or 2l/s, whichever is the greater. Any proposals to discharge at rates lower than this are unlikely to be acceptable due to the risk of blockage.
3. Infiltration rates were found to be good in some locations. Can a plan be provided showing where soakaways could be located, i.e. 5m buffer from building.
4. Full calculations, layouts and detail drawings will need to be provided in accordance with our checklist that can be found here <https://www.arun.gov.uk/downloads/16131>

Regards,

Laura Gibbons, MEng, CEMCE
Engineer (Drainage & Coastal)

2.0 CONDITIONS

2.1.1 The pre-commencement conditions attached to the outline permission still requiring discharge are as follows:

- (4) *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 ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No 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.*
- (5) *The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.*

2.1.2 It is also of note that condition (6) required that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) required the submission and agreement of the Local Planning Authority prior to the development layout being agreed. The development layout has already been agreed by the granting of permission under the reserved matters application, and by the same reason it therefore follows that this condition has effectively been discharged by the Local Planning Authority. Condition 6 reads as follows:

- (6) *The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.*

3.0 PLANNING ASSESSMENT

3.1 DISCHARGE OF CONDITIONS 04 & 05

- 3.1.1 In support of this application, and to discharge conditions 4 and 5 of the outline permission, we have re-submitted our SUDS strategy with changes made to resolve the outstanding concerns of the drainage engineer under the reserved matters application. The following changes have been made to the SUDS report:

- (a) *The outfall rates have been increased to a min 1.9l/s using a 60mm orifice;*
- (b) *Annotated the layout plan on page 25 of the report (reference land beyond 5m);*
- (c) *Inverts levels have been added to the layout plan on page 25. Sedum, water butt flow diverter, headwall, Polypipe Permavoid crate and orifice chamber details were all already provided. Calculations now updated to the 60mm orifice and max 250mm design head within 300mm deep cells.*

- 3.1.2 Innervision Design Ltd (the author of the SUDS report) has discussed these amendments with Paul Cann of Arun District Council, and it has informally been agreed that these will satisfactorily resolve the outstanding concerns expressed by the drainage engineer in the attached consultation response. The amended report was e-mailed to Paul Cann under separate cover on 14 January 2020, and his formal agreement in writing has been requested and is awaited at the time of this submission.

- 3.1.3 We have also submitted the following numbered drainage layout plan in support of this discharge of condition application:

110/09 Rev A dated 07 January 2020

3.2 DISCHARGE OF CONDITION 06

- 3.2.1 It is the applicant's position that this condition has already effectively been discharged by the actions of the Local Planning Authority in granting permission for the reserved matters, and in so doing agreeing the details of the development's layout. Notwithstanding, we hereby submit an action plan for the access and maintenance of the drainage ditch that runs along the northern side of the site (please see **Appendix A**).

Report Prepared by:

James Hutchison BA MA MRTPI

Planning Director

Corbil Estates & Planning Ltd

APPENDIX A: ACTION PLAN FOR WATERCOURSE ACCESS AND MAINTENANCE

This is an action plan that has been established to put in place a reliable means by which to ensure that the drainage ditch running along the northern boundary of the site is kept free of obstruction for access and maintained in a proper and effective manner.

The action plan has been created taking into account the Rivers Trust's Best Practice Sheets 21.a and 21.b. The plan has been tailored to the small-scale nature and limited extent of the drainage ditch that runs alongside and adjacent to the application site.

FREQUENCY OF MAINTENANCE

The drainage ditch will be visually inspected on at least a six monthly basis, and will be subject to the following maintenance regime at least once every 2 years.

PURPOSE OF MAINTENANCE

The purpose of this action plan is as follows:

- Maintain uninhibited access to the drainage ditch from Maypole Lane
- Ensure that the drainage ditch is free flowing and without obstruction
- Remove waste and rubbish from the drainage ditch
- Promote the ecological value of the drainage ditch
- Report any problems to Network Rail for whom is the sole landowner from whom the drainage ditch takes water

VISUAL INSPECTION (SIX MONTHLY)

The drainage ditch shall be visually inspected from the bankside to ensure that there are no obstructions in the channel, waste and rubbish debris is to be cleared, and any overhanging or fallen branches and undergrowth is to be removed when it may cause a blockage.

Dated photographic records of this inspection shall be made and retained for compliance purposes, and shall be made available for the inspection of the Local Planning Authority if and when requested to do so in writing.

MAINTENANCE REGIME (BIENNIAL)

The following maintenance regime of the drainage ditch shall take place at least once in every two year period:

- The maintenance regime shall only be undertaken in the Autumn period of the year to ensure that there is minimal disturbance to birds, aquatic insects and seed setting;

- An intrusive inspection of the drainage ditch shall be undertaken with all parts of the drainage channel carefully visually inspected;
- All rubbish, waste and other debris shall be cleared and removed in its entirety;
- All fallen branches and possible obstructions on the bankside and in the channel of the drainage ditch (including dense and overgrown vegetation) shall be cleared and removed in its entirety;
- Vegetation and planting shall be retained on the banksides of the drainage ditch, and trimmed back in alternating sections (each side) and each time the maintenance regime is carried out;
- Remove sediment that has accumulated only at the bottom of the drainage ditch and spread on adjacent land;
- Ensure that a variety of bankside angles / slopes are retained in order to encourage a greater diversity of species and increase wildlife diversity;
- Check the water within the drainage ditch for any obvious signs of brown water or pollutants (particularly when or shortly after rainfall), and follow up on any pollutant problems;
- Maintain and ensure that any drainage outlets from the site into the drainage ditch are kept free of obstruction and are adequately draining away further downstream;
- Dated photographic records of this inspection shall be made and retained for compliance purposes, and shall be made available for the inspection of the Local Planning Authority if and when requested to do so in writing.