- 18th June 2020

Mark Plowman – 07855 803 972
43 Old Fort Road, Shoreham by Sea.
Condition 16:
Surface Water Drainage AWDM/0442/20

Surface Water Drainage Plan

Condition 16 Stated:
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 infiltration testing to BRE DG365, 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.

Statement:

In liaison with Laura Gibbons, Adur Council Engineer, we have carried out successful Infiltration testing during the Spring High tides with no issues observed. The ground type is soil over shingle.

Consequently as advised and as per the attached drawing, we will be installing 1 Soakaway Crate (1.5m x 1m x 0.8m) at the South of the house, under the lawned area to drain the Balcony roof and 1 Soakaway Crate (2m x 1.5m x 0.8m) at the North of the house also under a lawned area to drain the House and Garage Roof.

Please note that as the House Ground Floor level will be raised to current ground level + 30cm, we intend to add 10cm soil to the current garden level before laying turf. This will allow the crates to be at 1.2m down from existing AOD of 4.61 but the final lawn height will be approx 4.71 allowing the cover to be 0.5m.

The crates will be supplied by Polypipe as Polystorm Lite 20T, details attached. They will be surrounded by Permeable Geotextile Fabric TDP115 80gsm with 100mm sand bed and sides.

The proposed driveway for two cars will be constructed of permeable paving as per attached data sheet. This will be laid on a permeable sub-base of clean stone 4/20mm as recommended in the data sheet.

Please see the drawing for further technical detail.