

The Granary

Manor Farm

Greatham

West Sussex

RH20 2ES

Drainage Report

March 2021

Shire Barns Developments LLP

Introduction

This proposal seeks planning permission (revised) for the conversion of existing Grade 2 Barn and associated buildings to a dwelling

The area of land subject of this planning is currently redundant agricultural buildings.

The site beyond the barn is laid to grass and gently slopes towards the River Arun.

There is no mains drainage in Greatham and the majority of properties have either shared or private septic tanks.

Surface water drainage - The existing buildings and courtyards currently drain via a series of drains into a ditch which in turn drains into the River Arun

The proposed dwelling is not in a flood risk area.

Foul drainage

In January 2015 new rules were introduced that simplify the way septic tanks and small sewage plants are regulated in England.

Septic tanks and small sewage plants, by law must comply with the 'general binding rules' ensuring systems are maintained properly and does not cause pollution.

Discharge is limited to a maximum of 2000 litres of treated sewage per day into the ground or 5000 litres of treated sewage per day to flowing water

The proposal is to install a Condor high performance sewage treatment plant to serve the new property. The proposed plant is suitable for house with up to 7 bedrooms.

The sewage plant will be installed and maintained in accordance with the manufactures instructions.

The discharge will flow through a outfall drain and will terminate at the ditch to the north of the paddock which drains into the River Arun.

Foul water Drainage impact on nearby designated sites

Modern septic tanks produce clean effluent that will have little or no effect on the environment.

Surface water drainage

Surface water will be drained into a ditch which in turn drains into the River Arun all as the existing system

Surface water impact on nearby designated sites

Currently the existing roofs and concrete paving drain into the river Arun.

The proposed scheme shows the western courtyard concrete (200m²) being broken up and laid with free draining gravel

The proposed scheme also shows the eastern courtyard concrete (500m²) being broken up and replaced with soft landscaping

the proposed scheme will result in a significant reduction in surface water runoff.

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