Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk

Mr D Pearson
15 Queens Lane
Arundel
West Sussex
BN18 9JN

Your Ref: AB/66/16/DOC
Please ask for:
Mr R Leal
08 September 2016

Dear Mr Pearson

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by conditions imposed under AB/14/16/PL relating to Condition 5 for surface water & Condition 7 for tree survey & constraints.
Land adjoining 15 Queens Lane Arundel,,

Notification regarding the above application:

Condition Number 5

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.

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

Decision:
Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Surface water drainage:

We object to surface water being discharged to the foul sewer.

The infiltration rate, albeit slow, would be acceptable for soakage; however the potentially high water table is a limiting factor.

Utilising the driveway as a formally designed permeable paved area to drain the property could resolve this issue, requiring only a shallow depth (possibly 4-500 mm). It is recommended that

this should be investigated further.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Karl Roberts
Director Planning & Economic Regeneration

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