

Mr David Atkins

Date: 3rd November 2021

Your Ref:

Please ask for: Maria Tomalova

Our Ref: AL/114/21/DOC

Tel: 01903 737510

Dear Mr Atkins,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under AL/136/17/PL relating to Condition No 3 - surface water drainage.

Land West of Fontwell Avenue 1 Fontwell Avenue PO20 3RU

Notification regarding the above application:

Condition Number 3

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 satisfactory drained in accordance with policies D DM1 and W DM3 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

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

The Council's Drainage Engineers did not recommend discharge of condition 3 (Please see Engineers Comments Regarding Condition 3 from 2nd November 2021 and 13th October 2021). A design based on infiltration testing completed outside of winter and ignoring worst case results are not acceptable.

As such, the condition cannot be discharged at the current time and you will need to make a revised submission. Please note that the time for the implementation of the planning permission has expired.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning