Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Cactus
2 Grange Cottages
Colworth
Chichester
PO20 2DU

Date: 26th January 2024

Please ask for: Hannah Kersley
Tel: 01903 737856

Your Ref:
Our Ref: AL/188/23/DOC

Dear Mr Phillips,

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 reference AL/24/23/PL relating to condition 16 - Surface water drainage scheme.
Norton Grange Farm Norton Lane Norton PO20 3NH

Notification regarding the above application:

Condition Number 16

Development shall not commence, other than works of site survey and investigation and the internal alterations for the Farmhouse, 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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

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

The condition cannot be discharged at this stage. The ADC Drainage Engineers were consulted on this application, and have concluded that the supplied documents do not meet the ADC detailed design requirements.

The engineers response has been forwarded separately to allow you to address their comments. These are listed in a comment tracker, which is attached with their response.

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

Yours sincerely



Neil Crowther
Group Head of Planning