Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Taylor Wimpey Southern Counites
Colvedene Court
Wessex Business Park
Colden Common
Hampshire
SO21 1WP

Date: 3rd November 2023

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: AL/189/22/DOC

Dear Mr Sheppard,

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/3/19/PL relating to conditions 18-as built drawings, 19-surface water drainage scheme, 20-discharge of flows to watercourses or for the culverting, diversion, infilling or obstruction of any watercourses and 21-maintenance and management of water drainage system.
The Hedgerows Land at Nyton Road Nyton Nursery Westergate PO20 3UQ

Notification regarding the above application:

Condition Number 19

Development shall not commence for any dwelling hereby approved, 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. 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:**

Arun District Council Drainage Engineers objected to the submitted drainage proposals which were reviewed on 28th April 2023. The applicant was provided an opportunity to address these comments,

however the further consultation response on the revised information advise that their comments have not been addressed. Therefore, the Council's Drainage Engineers maintain their objection due to insufficient information.

The details missing include groundwater infiltration tests, cross sections of swales, silt collection, levels, easements and more. Full consultation comments can be found on Arun website.

Therefore, the submitted information is inadequate to allow ADC to ensure that the surface water scheme is policy compliant. Therefore, the discharge of condition application is refused.

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

Yours sincerely



Neil Crowther
Group Head of Planning