

H J Concepts Ltd
Suite A 2nd Floor Rear
Trinity Court
2-4 West Street
Fareham
PO16 0BH

Date: 26th April 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: AL/31/21/DOC

Dear Mr Hamblin,

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 ref APP/C3810/W/19/3241407 (AL/62/19/PL)
relating to Condition Nos 3 - surface water drainage and 4 - protection of retained trees & boundary
vegetation.
Land to South of Sundown Littleheath Road Aldingbourne BN18 0SR

Notification regarding the above application:

Condition Number 3

Prior to the commencement of the development hereby permitted, other than works of site survey and investigation, full details of the proposed surface water drainage scheme shall be 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. 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. The dwelling shall not be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall thereafter be maintained in good working order.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
The Council Drainage Engineers have objected to the discharge of this condition on the grounds that the further information is required.

The consultation response dated 20/04/21 indicates the requirement of further amendments and information since the provided information has been considered by Council Drainage Engineers as not sufficient to discharge condition 3. In addition, in their comments Drainage Engineers point out that the surface water drainage design appears to be in direct conflict with submitted arboricultural report.

For the above reason the condition cannot be discharged and you will need to make a revised submission.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning