

RDVaDesign
9 Oak End
Arundel
BN18 9JE

Date: 31st July 2020

Please ask for: Finlay Gardner

Tel: 01903 737915

Your Ref:

Our Ref: AL/36/20/DOC

Dear Mr Vickery,

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 AL/34/17/HH relating to Condition Nos 3 - materials & finishes and 4 - surface water drainage.

The Studio Tudor Drive Westergate Aldingbourne PO20 3YT

Notification regarding the above application:

Condition Number 4

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. 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 information submitted is not adequate to discharge the conditions.

The following information is required before the details can be approved.

- A construction detail for a concrete pipe bed and surround for where pipe depths are less than 900mm. Plus amend note as to when each surround should be used (Granular where cover to crown is greater than 1200mm in vehicular areas, or greater than 900mm elsewhere. For shallower depths concrete surround.)
- Please confirm the dimensions of the trial pits within the Surface Water Drainage Notes.

We wrote to you on 12th June 2020 to make you aware of this issue but to date no further details have been provided. As such, 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