



Arun District Council
Arun Civic Centre
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JB Architecture
The Bricks
Manor Farm Barns
Donnington
Chichester
PO20 7PL

Your Ref: AL/3/18/DOC

Please ask for:

Mr S Davis

12 April 2018

Dear Ms Shanahan

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/139/16/HH relating to condition 3-
surface water drainage & 4-schedule & samples of materials & finishes.
The Coach House Norton Lane, Norton, Aldingbourne

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 satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan and given the location of the site within the Lidsey Catchment Area. 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:**

Council Drainage Engineers have objected to the discharge of this condition on the grounds that insufficient details have been provided in respect of the surface water drainage scheme. The required details are as follows:

1. Winter groundwater monitoring;
 2. Winter percolation testing to BRE365 at an agreed depth;
- docdeci

3. Drainage layout including pipe invert levels/soakaway base level, etc;
4. Full construction details of the soakaway;
5. Rainwater pipes to discharge to a catchpit prior to discharge to the soakaway in order to capture silt; and
6. Provide construction detail for the catchpit.

We wrote to you on the 23rd of January to make you aware of these issues 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 period.

Neil Crowther
Group Head of Planning