

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Date: 20th July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/59/21/DOC

Dear Mr Dudley,

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/64/20/PL relating to conditions 9-foul drainage, 10-surface water drainage, 11-flows discharge & 12-maintenance & management of surface water drainage.

Springfield Hook Lane Aldingbourne PO20 3TE

Notification regarding the above application:

Condition Number 10

Development shall not commence, 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. 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:**

Council Drainage Engineers have stated that the revised design is an improvement over the previous

scheme as a gravity system is now proposed (as opposed to the original pumped design). However, they state that they still have a significant number of comments which require resolving before approval can be given. Please refer to the 14 points set out in the consultation response on the website dated 13/07/21. 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