

Smith Simmons & Partners  
15 West Pallant  
Chichester  
PO19 1TB

Date: 2nd November 2020

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: AL/68/20/DOC

Dear Smith Simmons & Partners,

**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/51/20/PL relating to Condition Nos 10 - surface water drainage and 11 - discharge flows to watercourses**

**Tyrone House Norton Lane Norton PO20 3NH**

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:**

Drainage Officers recommend the discharge condition 10 is refused.

Until it is demonstrated that the site can be drained to an acceptable discharge location it is not possible to approve drainage proposals under this application. Any alterations to discharge location, or point of connection, will impact upon the wider proposed drainage scheme. It is essential to know the

discharge location to be able to assess whether proposals are adequate and will not increase flood risk elsewhere. Relevant policy WDM3

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