

MJW Architectural Design
12 Thompson Road
Middleton on Sea
Bognor Regis
PO22 7UG

Date: 11th August 2021

Please ask for: Mr D Vick

Tel: 01903 737771

Your Ref:

Our Ref: AL/79/21/DOC

Dear Mr Wood,

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/23/21/HH relating to Condition No 3 - surface water drainage.

Norton Dairy Old Dairy Lane Norton PO20 3AF

Notification regarding the above application:

Condition Number 3

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:**

The applicant has commissioned groundwater monitoring and infiltration testing which has been undertaken in the winter months. They have found groundwater to peak at 2.15mbgl and that infiltration is viable on site with an evidenced infiltration rate of 4.5×10^{-5} m/s with infiltration testing

carried out in accordance with BRE365. These site investigations are sufficient for a development of this size and no further infiltration testing or groundwater monitoring is necessary.

A proposed floor plan has been supplied which shows the approximate drainage layout. More detail on a detailed drainage layout in order to recommend that Condition 3 is discharged. The soakaway shown on the layout appears to be undersized and the calculations to support the sizing are not in accordance with BRE365 or any other approved method.

In order to discharge the condition the applicant will need to supply appropriate calculations to size the soakaway (on the basis of the on-site infiltration rate), a more detailed drainage layout (please see our drainage checklist linked below and pay attention to note 10) plus construction detail drawings (note 11 on same drainage checklist) for all components.

[download.cfm \(arun.gov.uk\)](#)

It is advised that a completed copy of the checklist is uploaded to support the application.

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 small dot.

Neil Crowther
Group Head of Planning