

Mr David Atkins

Date: 2nd September 2021

Your Ref:

Please ask for: Maria Tomalova

Our Ref: AL/90/21/DOC

Tel: 01903 737510

Dear Mr Atkins,

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/136/17/PL relating to Condition Nos 3 - surface water drainage, 4 - site set up during construction and 5 - vehicle wheel-cleaning facility.

Land West of Fontwell Avenue 1 Fontwell Avenue Eastergate PO20 3RU

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 satisfactory drained in accordance with policies D DM1 and W DM3 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The Council's Drainage Engineers objected to the discharge of the condition on the grounds as there are several points which require resolving prior to discharge (consultation response dated 31/08/21).

Further information has been required by Drainage Engineers on 28/07/21 which were provided by applicant, however the consultation response dated 31/08/21 indicates a requirement for further details and information to be addressed.

For the above reason the condition 3 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' with a flourish, followed by a small black dot.

Neil Crowther
Group Head of Planning