

GD Concepts Ltd
Basepoint
Little High Street
Shoreham-by-Sea
BN43 5EG

Date: 5th November 2019

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: A/144/19/DOC

Dear Mr Elsey,

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 reference A/131/16/OUT relating to Condition Nos 4 - surface water drainage, 6 - foul & surface water sewerage disposal and 8 - Construction Management Plan.

Land to east of New Place Nursery Arundel Road Angmering BN16 4ET

Notification regarding the above application:

Condition Number 4

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. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

Decision:

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

This condition cannot be discharged at this time since no strategy, plan or any calculations have been submitted with the application.

It is understood that some winter groundwater monitoring has been completed and a form of infiltration testing has been completed in accordance with The Soakaway Design Guide, published by Kent County Council, July 2000.

The Applicant is required to submit the full results of the groundwater monitoring and a plan showing the locations of any monitoring locations and trial pits.

Please complete infiltration testing in accordance with BRE 365 at the proposed location and depth of any proposed infiltration structures. The timing of future infiltration testing will need to be agreed with the Engineering department.

In addition, the applicant must supply a drainage plan, calculations and construction details. For more information of the level of detail required please consult our Surface Water Drainage Design Checklist and guidance notes available at:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n14067.pdf&ver=14313> and

<https://www.arun.gov.uk/surfacewater/>.

For further information please contact the Arun District Council Engineer Sarah Burrow on sarah.burrow@arun.gov.uk tel. no. 01903-737815.

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