

GD Concepts
Suite 36 To 37
Basepoint Business Centre, Little H
Shoreham-by-Sea
BN43 5EG

Date: 6th October 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: A/181/21/DOC

Dear GASSON,

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 A/131/16/OUT relating to condition 6-foul and surface water sewerage disposal.
Land To East Of New Place Bungalow Arundel Road Angmering BN16 4ET

Notification regarding the above application:

Condition Number 6

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

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

This condition cannot be discharged at this time. The detail of information submitted is not sufficient. Our Drainage Engineers have advised the following details will be required to be included in any resubmitted application:

- It is noted that the report identifies that multiple pipes were found to be holding water. The reason for this should be identified and resolved. Evidence of the corrected works should be supplied.
- Several pipes were also noted to have significant defects, evidence of the satisfactory resolution of these defects should be supplied.
- No photographic evidence demonstrating the appropriate construction of permeable paving and tanks has been provided. Dates of inspection should be provided, along with photographs from these inspections.
- It has not been evidenced how as built drawings have been checked, i.e. has a levels survey been completed to check levels of pipework and tanks?

- Have inspections been completed to check that constructed tank dimensions are as per design?
- Evidence must be supplied to show that the correct hydrobrake has been ordered and installed.
- No statement has been provided as to whether it is believed that the constructed drainage is fit for purpose. It does not appear that the submitted report is the final report (See comments in paragraphs 1.2 and 4.5 of submitted report), a complete report must be supplied.

Southern Water cannot agree to discharge without a drainage layout.

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