Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Redrow Homes
2nd Floor, Pegasus 2
Pegasus Place
Gatwick Road
Crawley
RH10 9AY

Date: 20th July 2023

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:
Our Ref: A/32/23/DOC

Dear Miss Fennemore,

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/207/21/PL, relating to condition no 25 - Surface water drainage scheme.
Land off Arundel Road Angmering BN16 4ET

Notification regarding the above application:

Condition Number 25

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 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 Policy D DM1 and Policy W DM3 of the Arun Local Plan. 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:**

Condition 25 of A/207/21/PL is hereby refused.

Further to a second request to our Drainage Engineers the following items are still outstanding and require attention prior to resubmission of an application to discharge the condition:

- The groundwater monitoring provided in the RSK Report does not cover a full winter monitoring regime.

- We note that the applicant is seeking to use a Type B permeable paving system with a positive outfall to the new drainage network on site via the fin drains as well as noting the sub-base formation levels on the drainage layout drawing for the larger courtyard area in front of plots 1-3. We would request that the sub-base formation levels are provided for the remaining permeable paving areas as well.

- The application of the 10% urban creep is not clear in either the submitted calculations or impermeable areas drawing.

- Please provide a construction detail for the orifice flow control as well as the associated manhole.

- Please provide a construction detail for the fin drain detail associated with the Type B permeable paving system.

- The headwall details provided on the attenuation section (DR-C-20805) are too generic and specific construction details including details of bedding, foundation etc.. needs to be provided.

Full details and further comments can be found on the website.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning