



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning General Enquiries
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Barratt Homes
Tollbar House
Tollbar Way
Hedge End
Sputhampton
SO30 2UH

Your Ref: A/67/15/DOC

Please ask for:

Mrs A Gardner

06 July 2015

Dear Mr D Kennett

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by condition imposed under A/167/14/PL relating to
conditions 3, 4, 6, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22 & 23 for schedule of materials, tree protection,
prevention of surface water drainage on highway, construction of roads, footways/casual parking
areas, Travel Plan, archaeological programme, ecological mitigation report, broadband speed, foul
water sewerage disposal, surface water drainage, SUDs system, refuse & recycling bins &
decentralised & renewable or low carbon energy source.
Former Pound Nursery Roundstone Lane, Angmering,

Notification regarding the above application:

Condition Number 20

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.

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 since detailed designs of the surface water system should be submitted and approved by the Local Planning Authority prior to development beginning. The drainage strategy should demonstrate that the surface water runoff generated up to and including the 100 year plus 30% for climate change critical storm will not exceed the runoff from the current site following the corresponding rainfall event. The scheme would need to be implemented in accordance with the approved plans. As the intention is to dispose to

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infiltration, this should be shown to be suitable through an appropriate assessment carried out under BRE Digest 365 before the condition is discharged. Further information on this can be obtained from the West Sussex County Council Flood Risk Management Team.

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 read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Director Planning & Economic Regeneration