

Miss Aimee Harris
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Date: 9th June 2021

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: A/85/21/DOC

Dear Miss Harris,

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 A/76/20/PL relating to Condition Nos 17 - existing & proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages & parking areas & the proposed completed height of development & any retaining walls, 18 - surface water drainage, 19 - maintenance & management of surface water drainage, 21 - discharge flows to watercourses and 22 foul drainage system.

Land at Dappers Lane Angmering Littlehampton

Notification regarding the above application:

Condition Number 18

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 policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

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

The information submitted regarding Condition 18 imposed on planning permission A/76/20/PL: relating to the proposed surface water drainage scheme is refused and the condition is hereby not discharged.

- Further details on the surface water drainage scheme design are required to evidence that flood risk on site is safely managed and the development will not result in increased flood risk off site. Currently proposals are insufficient to demonstrate compliance with; NPPF Paragraphs 163, 165, WSCC policy for the management of surface water policies 1-6, Arun Local Plan Policies; W SP1, W DM1, W DM2 and W DM3.

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