

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 10th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

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/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 21

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:**

The information submitted regarding Condition 21 imposed on the outline planning permission A/51/14/OUT: relating to the full details of the proposed surface water drainage scheme is refused as insufficient information has been submitted to ensure the proposed development is satisfactorily drained.

Ground water monitoring was undertaken at only two locations on site, and was not undertaken for the entire winter period as outlined in the condition. It is deemed that the level of data presented is insufficient.

Infiltration testing was undertaken in June. Winter infiltration testing must be undertaken. All infiltration tests were undertaken at circa 2.5 metre depth, yet some of the soakaways are considerably shallower than this.

The requirement for these winter tests has been indicated throughout the development control process, including the consultation response from ADC Drainage Engineers to the reserved matters application for this site in November 2018.

Further winter groundwater monitoring and winter infiltration testing is required.

It is not possible to review the robustness of design without this information. Design must be evidenced to have surface water features above peak seasonal groundwater levels, and design must be based on winter infiltration rates to ensure it is able to cope with seasonably lower permeability. This is important to ensure flood risk is not increased as a result of development.

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