

Mr Michael Wood
12 Thompson Road
Bognor Regis
PO22 7UG

Date: 22nd April 2022

Please ask for: Obafemi Okusipe

Tel: 01903737645

Your Ref:

Our Ref: BN/18/22/DOC

Dear Mr Wood,

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 BN/17/21/PL relating to Condition Nos 3 - materials and finishes, 5 - Construction Management Plan, 9 - Energy Statement, 13 - surface water drainage, 14 - foul water disposal, 15 - Biodiversity Enhancement Plan.

The Cottage Highground Lane Barnham PO22 0BT

Notification regarding the above application:

Condition Number 13

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:**

No formal winter groundwater monitoring has been undertaken or agreed. There are observations of groundwater which will prove to be useful.

Likewise, no winter infiltration testing has been completed. The applicant attempts to justify the lack of formal site investigations in the statement, however, both winter groundwater monitoring and winter infiltration testing are a stipulation of the Condition that they wish to discharge. These are not optional requirements.

This design requires further detail, the following points still need to be addressed:

1. Please specify the type of crate to be used - this must be suitable for vehicular loading at shallow depth.
2. Pipes labelled with pipe materials - or a note to state pipe materials if the same for all.
3. All inspection chambers to be labelled with a reference number, cover level, invert level and cover loading grade.
4. Add an inspection chamber to remove the pipe bend on the north side of the property.
5. Label catch-pits/silt traps with sump depths.
6. Provide construction detail drawing of pipe bed and surround, for shallow depths pipes are expected to be encased in concrete.
7. Provide construction detail drawing for inspection chambers.
8. Amend soakaway construction detail drawing to include vent location(s) and note invert level of incoming pipe. This should be above the level for the 1 in 10 year +40% event.
9. Provide a construction detail drawing for your permeable paving.

The condition cannot be discharged at this stage due to lack of appropriate information highlighted above. The application to discharge the condition is refused.

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