



Arun District Council
Arun Civic Centre
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Architectura Design
463 Chichester Road
Bognor Regis
West Sussex
PO21 5EB

Your Ref: BN/1/19/DOC

Please ask for:

Amber Willard

29 April 2019

Dear Mrs Davies

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 BN/53/18/HH relating to conditions 3-
surface water drainage & 4-discharge of any flows to watercourses.
37 Hill Lane Barnham, Bognor Regis,

Notification regarding the above application:

Condition Number 3

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 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 condition cannot be discharged at this stage as the information is not adequate to satisfy the requirement. The following information is required before the details can be approved.

The previously supplied design stated that infiltration rates of 1×10^{-6} to $3.5 \times 10^{-7} \text{ ms}^{-1}$ were found. Yet the revised design states that an infiltration rate of $4.17 \times 10^{-4} \text{ ms}^{-1}$ was found. It is unclear how such a vast improvement in infiltration rates was found. Knowing the area well I do not believe infiltration rates will be this good, the initial rates found are far more in keeping

with the underlying strata and surrounding results.

Can the applicant please provide further information on the testing completed. I.e. photos and record sheets. A location plan showing the location of groundwater monitoring and infiltration testing must be provided.

Please can the applicant refer to our checklist (located here: <https://www.arun.gov.uk/drainagechecklist>) and ensure that the revised submission meets these requirements.

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