

MDDDB Ltd
7 Vanzell Road
Easebourne
Midhurst
GU29 9BA

Date: 31st July 2020

Please ask for: Finlay Gardner
Tel: 01903 737915

Your Ref:

Our Ref: BN/23/20/DOC

Dear Mr 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 ref BN/23/15/PL relating to Condition No 5 - surface water drainage, 6 - discharge of any flows to watercourses and 7 - future access & Maintenance of any watercourse or culvert

Coniston Lake Lane Barnham PO22 0AD

Notification regarding the above application:

Condition Number 5

Development shall not commence until 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 maintained in perpetuity.

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 is not adequate to discharge the conditions.

The following information is required before the details can be approved.

- Numerous invert levels have been changed. The invert level of the silt trap manhole is not clear (- 0.900?), neither is the rodding eye invert level. Please provide clarity on the drawing.
- Revised drawing 535/02 has not been received.

We wrote to you on 28th May 2020 to make you aware of this issue but to date no further details have been provided. As such, the condition cannot be discharged and you will need to make a revised submission.

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