



Arun District Council
Arun Civic Centre
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Your Ref: BN/32/17/DOC

Please ask for:

Michael Eastham

31 July 2018

Dear Miss Humphries

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by condition imposed under BN/16/12/
(APP/C3810/A/13/2193942) relating to conditions 5-surface water drainage, 6-maintenance of SUDs,
7-foul drainage system, 8-schedule of materials & finishes, 11-scheme for protection of retained
trees, 13-plan indicating boundary treatments, 17-ecological enhancement measures, 18-mitigation
& translocation plan for reptiles, 19-Ecological Clerk of Works for final bat checks & soft tree felling,
20-mitigation for noise sensitive facades & amenity areas, 21-pedestrian & cycle paths, 23-layout &
specifications of & construction programme for roads, including access, footpaths, foul & surface
water drainage & means of disposal, 25-pedestrian visibility splays & 26-Travel Plan.
Land at former Pollards Nursery Lake Lane, Bognor Regis,

Notification regarding the above application:

Condition Number 5

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 shall 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 SUDS Manual produced by CIRIA. Winter ground water monitoring to establish highest annual ground water levels and percolation testing to BRE:365 or similar approval 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. Surface water shall not drain onto the public highway.

Decision:

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

The information submitted regarding Condition 5 imposed on planning permission BN/16/12: relating to the full details of the proposed surface water drainage system is refused and the condition is not discharged as insufficient information has been submitted to prove there would be no surface water flooding on Lake Lane.

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