Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Studio Lack Ltd
17 Beech Avenue
Chichester
PO193DR

Date: 9th June 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:
Our Ref: BN/44/21/DOC

Dear Mr Lack,

**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/66/19/PL relating to Condition Nos 9 - surface water drainage, 10 - discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to site and 11 - foul water sewerage disposal.**
**Land off Canal Mews Canal Mews Barnham PO22 0DP**

Notification regarding the above application:

**Condition Number 9**

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 / No part of the extended 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 Council's Drainage Engineers objected to the discharge of the condition on the grounds as there are several points which require resolving prior to discharge (consultation response dated 09/06/21).

Further information has been required by Drainage Engineers on 14/05/21 which were provided by applicant dated 18/05/21, however the consultation response dated 28/05/21 indicates a requirement for further details and information to be addressed which were provided late evening on 08/06/21.

For the above reason the condition 9 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



Neil Crowther
Group Head of Planning