

Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

Date: 17th September 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: BN/81/20/DOC

Dear Mr Bridle,

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/121/19/PL relating to Condition Nos 3 - surface water drainage, 4 - Construction Management Plan, 5 - materials & finishes, 6 - hard & soft landscaping, 7 - drainage scheme, 8 - storage of waste and 13 - renewable energy.

Swallowfield Eastergate Lane Eastergate PO20 3SJ

Notification regarding the above application:

Condition Number 3

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:** Council Drainage Engineers objected to the discharge of this condition on the grounds that calculations will need to be provided to show that it meets our requirements, and a detailed drainage layout and

construction details will also be required. These calculations will rely upon winter infiltration testing (and groundwater monitoring) .

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