Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Smith Simmons and Partners
32 North Street
Chichester
PO191LX

Date: 4th November 2024

Please ask for: Hannah Kersley
Tel: 01903 737856

Your Ref:
Our Ref: BN/82/24/DOC

Dear Mrs Leeson,

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 reference BN/65/22/PL relating to condition 5 - surface water drainage scheme.
Cedar End Eastergate Lane Eastergate PO20 3SJ

Notification regarding the above application:

Condition Number 5

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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. 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 condition cannot be discharged at this stage. ADC's Drainage Engineers have concluded that the supplied documents are insufficient and fail to meet the requirements needed to discharge the surface

water drainage design condition.

The engineers response has been forwarded separately to allow you to address their comments. The opportunity for submitting further details has been provided, however discharge has not been achieved through multiple attempts.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning