

Thrive Architects
Building 300, The Grange
Romsey Road
Michelmersham
Romsey
SO51 0AE

Date: 10th August 2021

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: BN/86/21/DOC

Dear Mrs Chynoweth,

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/32/15/OUT relating to Condition No 6 - surface water drainage.

Land Rear of Lillies Yapton Road Barnham PO22 0AY

Notification regarding the above application:

Condition Number 6

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 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 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 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 regarding Condition 6 imposed on outline planning permission

BN/32/15/OUT: relating to details of the proposed surface water drainage scheme is refused and the condition is hereby not discharged.

The groundwater monitoring data submitted as part of this application to alter the basin design does not include any monitoring completed at the location of the proposed basin. It is also noted that half of the monitoring boreholes were deemed to have been impacted by on-site dewatering activities. Monitoring was not completed over the full winter with no data provided between mid-December and mid-February. As a result of these factors it is deemed that the groundwater monitoring results presented cannot be relied upon. Without adequate monitoring it has not been evidenced that the revised design would not increase on site or off-site flood risk for the duration of the development, contrary to Policy W DM2 of the Arun Local Plan.

Condition 6 was previously discharged under BN/129/20/DOC; and the basin design approved under BN/129/20/DOC is still suitable.

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