



Arun District Council
Arun Civic Centre
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Mrs J Rodriguez
115 Adur Avenue
Worthing
West Sussex
BN13 3NA

Your Ref: BR/112/18/DOC

Please ask for:

Mr R Castro-Parker

02 August 2018

Dear Mrs Rodriguez

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 BR/208/14/PL relating to conditions 3-
surface water drainage & 4-schedule of materials & finishes.
65C Gravits Lane Bognor Regis,,

Notification regarding the above application:

Condition Number 3

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 retained in perpetuity thereafter.

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 Council's Drainage Engineers have been consulted and the details submitted are not considered to meet the aims and requirements of the condition as follows-

Engineers Comments Relating to Condition 3 - Surface water drainage

- No winter groundwater levels have been provided, please provide these. This is required to ensure that the base of infiltration structures is set above the maximum recorded groundwater level.
- No calculations regarding the design of the soakaways has been provided, only infiltration rates. Please provide calculations that evidence that the 100yr+30%cc is accommodated for docdeci

and that storm durations from the 15minute storm duration to 24 hour duration have been completed. Proof that a half drain time of less than 24 hours for the 100yr+30% climate change event also needs to be provided.

- Please provide details of how the crates will be arranged. As well as construction details.
- Please provide a drainage layout plan showing dimensions of all pipes (diameter, fall, invert level) and showing location of catch pits.
- Please provide construction details of catch pit manholes.

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