

Orchard Enterprises Limited
Unit 32A Dorset Road
Bognor Regis
West Sussex
PO21 2DU

Date: 7th August 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: BR/128/20/DOC

Dear Mr Smith,

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/219/18/PL for condition 4-surface water drainage; 5-colour schedule of materials & finishes, 6-dustbin enclosures details; 7-electrical vehicle charging points, 8-incorporation of decentralised, renewable, low carbon energy supply system, 9-vehicular access details & 11-cycle parking space details.

9 Westloats Lane Bognor Regis PO21 5JZ

Notification regarding the above application:

Condition Number 4

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 policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface water drainage scheme once development had commenced.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Council Drainage Engineers have objected to the discharge of this condition on the grounds that the soakaway appears to be undersized.

The soakaway sizing is appropriate for the 60 minute storm duration, however using BRE365, the applicant would need to upsize it by approximately 10m³ to cover the 24hour storm.

No calculations or dimensions have been provided for the permeable paving. At present no calculations can be run with the detail provided.

Please refer to the 4 points in the consultation response dated 07/08/20 which was duly forwarded to the applicant). 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