



Arun District Council
Arun Civic Centre
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Mr P Dudley
Vivid Design Studio Ltd
The Barn
Calcot Mount Business Park
Calcot Lane
SO32 2BN

Your Ref: BR/138/18/DOC

Please ask for:

Mr S Davis

31 July 2018

Dear Mr Dudley

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by conditions imposed on planning reference
BR/270/16/PL relating to condition no. 3 (Drainage), 4 (Arboricultural Protection Measures) & 6
(Materials & Finishes)
Villa Maria Campbell Road, 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 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. Please note that it is unacceptable to discharge surface water to a foul sewer without first exploring more sustainable options. 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 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:-

The submission details percolation test that evidence suitable rates of infiltration for

soakaways to be used are prevalent. However, the submission then goes on to state there is insufficient space for soakaways so discharge to sewer will occur. This is not acceptable. Having reviewed previous submissions it is clear that the pre-commencement condition was not abided by. This is not however now justification to not follow the hierarchy for sustainable drainage.

There are possibilities to use permeable paving on site, and following conversations with building control to possibly drain some roof water into these.

Based on this, I do not recommend that the condition is discharged. And would recommend the developer contacts us to discuss how to correctly drain the site.

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