



Arun District Council
Arun Civic Centre
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Bayside Architectural Design Ltd.
19 Pyrford Close
Bognor Regis
West Sussex
PO21 3NL

Your Ref: BR/173/18/DOC

Please ask for:

Mr S Davis

01 October 2018

Dear Mr Binns

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/306/16/PL relating to conditions 3-
surface water drainage, 5-landscape scheme, 6-schedule of materials & finishes, 8-refuse &
recycling bin enclosure & 9-covered & secure cycle parking spaces.
10-12 Land At Devonshire 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. 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:**

Council Drainage Engineers have objected to the discharge of this condition with the following comments:

"The proposal is to dispose of surface water into the surface water sewer in-attenuated as a result of exceptionally high groundwater levels encountered on site. In order for us to discharge this condition we require proof that southern water are happy with this proposal, i.e. docdeci

S106 and capacity check. It would be useful to understand how the previous buildings disposed of their surface water and if this was into the surface water why new connections are proposed. All areas of paving should be permeable paving as these are not currently included within the drainage proposals and would otherwise increase runoff. The drainage layout plan should be updated to show locations of catchpits, invert levels, cover levels and fall of pipes. Please also provide construction detail drawings of manholes, pipe protection details and catchpits.

We wrote to you on the 31st July 2018 to make you aware of these issues but to date no further details have been provided. 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 stylized flourish and a period.

Neil Crowther
Group Head of Planning