



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Vivid Design Studio Ltd
The Barn
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Your Ref: BR/208/17/DOC

Please ask for:

Mr S Davis

31 January 2018

Dear Mr P 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 condition imposed under planning permission
BR/270/16/PL relating to condition No, 3 (surface water drainage), 4 (arboricultural protection
measures), 5 (construction site set up), 6 (materials of external walls and roofs), 7 (landscaping
scheme) & 10 (lighting)
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 details submitted in respect of the surface water drainage scheme have been assessed by the Councils Drainage Engineers and for the reasons previously communicated is not considered to comply with the requirements of the condition. Therefore, the condition is not

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discharged and you will need to make a revised submission.

Please note the latest comments from our Engineer dated 21/12/17:

"Extract of our local guidance notes is below, which is self-explanatory;

SuDS Selection

The following destinations must be considered for surface runoff in order of preference:

1. Discharge into the ground (infiltration);
2. Controlled discharge to a surface water body;
3. Controlled discharge to a surface water sewer.

Surface water must not be discharged into the foul sewer system.

Infiltration structures include soakaways, basins, swales and permeable paving. Discharge to surface water bodies and surface water sewers must be restricted to an agreed rate.

SuDS selection hierarchy based on:

CIRIA C753 - The SuDS Manual

Approved Document H of the Building Regulations

I would initially suggest that the applicant provides a fully detailed set of drawings for the drainage scheme constructed on site (or proposed if not constructed), and identifying any offsite points of discharge. Further discussions can then be had."

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther