

Parker Dann Ltd
S10 The Waterside Centre
North Street
Lewes
BN7 2PE

Date: 24th August 2021

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: CM/33/21/DOC

Dear Mr Wojtulewski,

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 ref CM/18/19/PL relating to Condition Nos 3 - materials & finishes, 4 - covered & secure cycle parking, 7 - surface water drainage and 8 - discharge flows to watercourses.

Land at the Entrance to Waterford Gardens Horsemere Green Lane Climping BN17 5PQ

Notification regarding the above application:

Condition Number 7

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter 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.

Decision:

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

The Council's Drainage Engineers found the details submitted unacceptable to discharge of the condition on the grounds as there are several points which require resolving prior to discharge (consultation response dated 28/07/21).

The Council's Engineer commented that;

- inadequate ground monitoring had been undertaken,
- a full ground monitoring report needs to be provided,

- soakaways are set too deep,
- soakaways are located within the RPA of an established tree and hedging on site,
- soakaways are located too close to an existing pond on site,
- no construction drawings have been provided.

For the above reason and in the absence of confirmation on the acceptability of the details the condition 7 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