

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Date: 11th March 2022

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: CM/72/21/DOC

Dear Mr Dudley,

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 CM/18/21/PL relating to conditions 5-
Biodiversity Enhancement plan, 7-covered and secure cycle storage, 8-electric vehicle charging
space(s), 9-Energy Statement, 10-surface water drainage, 11-Arboricutural Assessment & 12-
Construction Management Plan.
Mistletoe Farm Horsemere Green Lane Climping BN17 5QZ

Notification regarding the above application:

Condition Number 10

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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun 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:

This condition cannot be discharged based on the following outstanding matters:

1. Following receipt of details labelled all pipes with diameter and fall, it is noted there is no fall present between SW04 and SW03. But considerable fall between SW03 and SW02, please provide minimum fall between SW04 and SW03. Note ACO multidrain around building with no fall, is there no way to design the RWPs to provide only downpipes to the north of the building and remove this feature?
2. The submitted construction detail drawings of catchpits, pipe bed and surround, and hydrobrake are not acceptable. The catchpit detail is poor, e.g. benching should not be shown at pipe level, you are implying that the chamber extends below the internal base rather than there being a sump. Sump depth shown to base of in situ concrete foundation needs correction.
11. Calculations do not demonstrate the required head specification for the hydrobrake - It is noted you have opted for Controflow with orifice. See comment 1 above which may result in change to SW03 invert level. Provision of Controflow data to evidence orifice size and level are suitable is required.

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