



Arun District Council
Arun Civic Centre
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Denton Homes Ltd
Former Bradbury Hotel
Station Road
East Preston
West Sussex
BN16 3FF

Your Ref: EP/10/17/DOC

Please ask for:

Mrs A Gardner

27 April 2017

Dear Mr Iveson

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 under EP/63/16/PL relating to

Conditions 3 - Schedule of materials, 9 - Surface Water Drainage, 10 - SUDS, 13 - Construction

Management Plan, 18 - Root Protection Area of adjoining protected Beech Tree.

Bradbury Hotel Station Road, East Preston,

Notification regarding the above application:

Condition Number 9

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.

Decision:

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

There is insufficient information/details to be able to recommend the discharge

1. No winter groundwater data has been provided. This is critical to the design.
2. Provide the date of when the percolation tests were undertaken, together with a plan showing their locations.

Confirm at what depth (ie. water fill level below ground level) each test commenced.

3. Provide a copy of the soils/ground investigation report.

4. The storage calculations provided appear to relate to concrete ring soakaway design, an insufficient design

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storm event and incorrect impermeable areas. Calculations for the 1 in 10 and 1 in 100 year (+30% Allowance

for climate change) are required for each soakaway structure.

5. Why is permeable paving for the highway areas not being considered? This is the preferred method for surface

water disposal from the highway areas. The sub base can also be protected from construction traffic, if that is a

concern.

6. Additional silt interception is required in the form of catchpit manholes. These are required on all entries to

soakaways and also allow a means to clean the upstream pipework.

7. Full constructions details (ie. drawing) of each soakaway structure, gullies and catchpits, etc., are required.

8. Specify pipe gradients/invert levels on all pipes connecting to soakaways.

9. Specify gully outlet invert levels and finished levels for the grated cover. This item may be affected by item 5 of

this email.

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 read 'NC', followed by a period.

Neil Crowther