



Arun District Council
Arun Civic Centre
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Denton Homes Ltd
The Rear Barn
The Manor Farm
124 Manor Road North
Thames Ditton
KT7 0BH

Your Ref: EP/88/17/DOC

Please ask for:

Mrs A Gardner

05 December 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 matters reserved by condition imposed under EP/63/16/PL relating to
conditions 9 for surface water drainage & 10 for SUDs information.
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:

This condition cannot be discharged on the basis that following recent investigations and past correspondence the matters set out below remain outstanding ;

1. Undertake trial hole/s in plots 1 and 2, at location of proposed soakaways, when site conditions allow, to determine depth/existence of the gravel layer.
2. Undertake trial holes in plots 5 to 9 to determine depth/existence of the gravel layer.
3. I await the outcome of items 1 and 2 so the soakaway design can be discussed further.
4. Previous comments to be addressed; Microdrainage calculations - The structures modelled (apart from the 2 x 1m plan area soakaways) do not correspond to the soakaways detailed on docdeci

drawing WO1371-200 Rev C01, in terms of plan area. The calculations need to be resubmitted accordingly for each different soakaway plan area. This drawing needs to specify the invert levels of the pipe entries into each soakaway, soakaway base and cover levels, top of crate levels. The levels used in the calculations also need to correspond to the relative levels used on the drawing, as currently they do not.

5. Provide silt trap manhole construction detail.

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