



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 10

Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.

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 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.

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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