



Arun District Council
Arun Civic Centre
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Rocco Homes [no 11] Ltd
45-47 High Street
Cobham
KT11 3DP

Your Ref: EP/96/18/DOC

Please ask for:

Mrs A Gardner

21 August 2018

Dear Mrs Sarah Hufford

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed under planning permission
EP/59/17/PL (Appeal no. APP/C3810/W/17/3183667) relating to condition No. 9 (Surface Water
drainage works) & 10 (Sustainable drainage scheme)
Tudor Lodge 125A Sea Road, East Preston,

Notification regarding the above application:

Condition Number 9

No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority.

Decision:

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

This application cannot be discharged. No winter infiltration test results have been provided to show that infiltration is not viable. Groundwater levels of 1.6m are not sufficient justification to rule out infiltration.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

Neil Crowther
Group Head of Planning

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