



Arun District Council
Arun Civic Centre
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Mr J Fanthome
C+A Design
2b-3b Hathersage Park
Heather Lane
Hathersage
S32 1DP

Your Ref: FG/149/18/DOC

Please ask for:

Mrs A Gardner

09 October 2018

Dear Mr Fanthorne

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 on planning ref FG/105/18/PL
relating to conditions 4 (Surface water drainage), 6 (Risk of contamination), 10 (Construction
management plan) & 13 (Surface water drainage)
Land at Asda Superstore Littlehampton Road, Ferring Worthing,

Notification regarding the above application:

Condition Number 4

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 Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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 satisfactory drained in accordance with policies QE SP1 and WDM3 of the Arun District Council Local Plan and policy 10 of Ferring Neighbourhood Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

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

This condition cannot be discharged at this stage. Our Engineer is keen to see an increase in storage area rather than just changing the inputs in the calculations.

She is also concerned regarding the hydrobrake and all of the uncertainty regarding it, and the fact that things are being changed within the simulations. The reality is that it is fixed and it is not known what it is. It is suggested that you consider providing a manhole and hydrobrake upstream of this, which would be constructed in line with what is provided in the calculations. This would seem to be the only way to guarantee the system will function as intended.

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Some flooding of the access road to ASDA currently occurs. This area is utilising the existing hydrobrake, it can be taken that either gullies were blocked or there is insufficient capacity within the existing system. Therefore, adding further weight to the argument of restricting flow before it reaches the existing hydrobrake.

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