



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

HNW Architects
61 North Street
Chichester
West Sussex
PO19 1NB

Your Ref: FG/171/18/DOC

Please ask for:

Mrs A Gardner

10 January 2019

Dear Mr Conlon

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under FG/39/18/PL relating to conditions 3-
surface water drainage, 4-ground contamination risk, 9-position & intensity of lighting filaments, 14-
lighting scheme, 15-Construction Management Plan & 16-ground contamination risk.
Garage Premises Littlehampton Road, Ferring,

Notification regarding the above application:

Condition Number 3

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 policy W DM2 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

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

This condition cannot be discharged. The following information is outstanding:

- No winter groundwater monitoring data has been supplied.
- It is also not evident when the infiltration testing was completed. This must be completed in the winter.
- Furthermore, the surface water design is inadequate with the 1 in 100 year plus climate docdeci

change event not stored below ground. The drainage must have capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes.

- Exceedance flow rates need to be demonstrated.
- Construction detail drawings supplied.

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