



Arun District Council
Arun Civic Centre
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Stephen Jupp MRTPI
Sally Field Lodge
Rotten Row
Sidlesham
Chichester
PO20 7QB

Your Ref: FG/22/18/DOC

Please ask for:

Mrs A Gardner

19 February 2018

Dear Mr Jupp

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by conditions imposed under planning permission
FG/37/17/PL relating to condition No. 3 (Schedule of materials), 4 (Surface water drainage), 6
(Construction Management Plan) & 8 (Landscaping scheme)
Onslow Caravan Park Onslow Drive, Ferring,

Notification regarding the above application:

Condition Number 4

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.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 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:**

The condition cannot be discharged for the following reasons:

1. The applicant has not undertaken winter groundwater monitoring or percolation testing. However, the percolation results obtained in September do not favour infiltration. Therefore, a discharge to the adjacent watercourse is required as proposed.
2. The applicant will need to provide a fully detailed drainage plan including cover/invert levels/ditch bed levels/all pipe diameters, gradients, etc.
3. Full construction details will be required including the gully/headwall/any manholes/silt traps, docdeci

etc

4. More detailed information is required on the above ground storage tanks in terms of inlet and outlet levels, etc.

The proposed restricted discharge is noted, however, the pipe diameter is a concern ie.20mm. The system needs to be robust in terms of prevention of pipe blockage and the tanks need to accommodate the 1 in 100 year event + 30% allowance for climate change. Storm durations from and including 15 mins need to be accommodated. How the flows will be restricted required more discussion.

5. Flows from any new hardstandings need to be accommodated in the system. Please confirm/verify/detail arrangements.

6. Silt must be collected/controlled via sumps.

7. The headwall must be of such construction as not to encroach into the profile/flow area of the ditch and also mindful of the public right of way footpath running alongside, as not to present a safety issue.

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