

Garry Mount
57 Highfield Crescent
Brighton
BN1 8JD

Date: 14th June 2022

Your Ref: Mr Mount
Our Ref: FG/65/22/DOC

Please ask for: Harry Chalk
Tel: 01903 737577

Dear Mount,

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/115/17/PL relating to condition 7-surface water drainage.
Paddock House 44 Ferringham Lane Ferring BN12 5LU

Notification regarding the above application:

Condition Number 7

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 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:**
Following the recommendation from our Drainage Engineers, the condition cannot be discharged at

this time.

The following additional information is needed:

- Construction detail drawings for all components.
- Confirmation that all SuDS are located outside of the root protection zones (RPZ) for the trees located within gardens of the adjacent properties.
- Statement or sketch plan to confirm that surface water flows will not be directed into the property in the event that the soakaway was to fail, or if its capacity is exceeded.
- A full copy of the infiltration test results, including drain down times for each test, should be provided.

Additionally:

- If the drainage calculations only account for runoff draining from impermeable surfaces, then the calculations should apply a CV of 1.0.
- Groundwater monitoring results show groundwater levels ~500mm below the surface. The base of the ring soakaways, and geocellular soakaway, are located below this level. The base of the permeable surfacing sub-base is not confirmed and may also be below this level.

This is a summary of the comments received from the Drainage Engineers. Further detail and information can be found within the full comments on the Arun Site under this application. It is recommended that the full comments be read and considered prior to a new submission.

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 read 'NC', followed by a small dot.

Neil Crowther
Group Head of Planning