



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

Studio 5 Architects Ltd
Northgate Studios
12 Northgate
Chichester
West Sussex
PO19 1BA

Your Ref: LU/142/17/DOC

Please ask for:

Mrs A Gardner

25 May 2017

Dear Mr Andreopoulos

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of matters reserved by condition imposed under LU/13/15/PL relating to conditions 5-details of obscure screening to balcony, 6-schedule of materials & finishes, 9-foul & surface water sewerage disposal, 10-surface water drainage, 11-SUDs system & 15-Construction Management Plan.

The Old Dairy Church Street, Littlehampton,

Notification regarding the above application:

Condition Number 10

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 shall thereafter be retained in perpetuity in good working order.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

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

Southern Water cannot recommend discharge of condition 9,10,11. Submitted drainage layout shows part of the site discharges surface water to Soakaway and part to public sewer.

Surface water flows from the entire development could be discharged to soakaway, if the (parking) layout is re-arranged to facilitate additional soakaways. The Councils Building Control Officers or engineers should be asked to comment on the adequacy of soakaways to serve the development.
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Please note that surface water disposal should comply with part H3 of Building Regulations.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable, sewer

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 period.

Neil Crowther
Group Head of Planning