

Mr George Henshaw
46 Bridge Street
Belper
Derbyshire
DE56 1AX

Date: 16th September 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: LU/162/26/DOC

Dear Mr Henshaw,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under LU/209/25/S73 relating to conditions 9- Groundwater Monitoring, 10- Surface Water Drainage, 11- Maintenance and Management of Sustainable Drainage Scheme, 12- Surface Water Management and 13- Surface Water Drainage. (See LU/169/26/DOC for conditions 6- Contamination, 14- Cycle Parking and 15- Energy.)

BCMY 1 Fort Road Wick Littlehampton BN17 7QU

Notification regarding the above application:

Condition Number 9

Prior to the commencement of development, detailed groundwater monitoring results over a suitable period as agreed with the Local Planning Authority shall be submitted to and approved in writing. The results will need to demonstrate that the highest recorded ground water level is 1m below the base of any proposed infiltration structure.

Reason: To ensure that the development achieves a high standard of sustainability, that the proposed surface water drainage scheme functions as designed and to comply with NPPF and Arun Local Plan Policy W DM3.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Condition 9 is hereby refused.

The groundwater monitoring data indicates that groundwater peaked at 2.247m below ground level (bgl). The base of the proposed soakaway is shown at 2.325m bgl. As such, it has not been demonstrated that the base of the proposed soakaway will remain clear of the required 1m depth of unsaturated ground necessary to accord with the National Standards for SuDS and the SuDS Manual.

The submitted calculations (provided in support of Condition 10) contain a number of inaccuracies. As

a result, it remains unclear whether the proposed soakaway provides sufficient storage capacity, and it may be necessary for a larger soakaway to be provided than that currently shown.

Until the required on-site storage volume can be confirmed, it is not possible to demonstrate compliance with the requirements of this condition.

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