



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

MSDA
The Barn, Hill House
Rye Road
Newenden
Cranbrook
TH18 5PL

Your Ref: LU/191/18/DOC

Please ask for:

Mrs A Gardner

16 August 2018

Dear Mr Smith

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed under planning permission
LU/258/16/PL relating to condition No. 3 (Materials), 4 (Surface water drainage), 5 (Construction
Management Plan), 6 (lighting scheme), 8 (cycle storage) & 9 (proposed foul treatment plant)
Land to the North of Old Mead House Old Mead Road, Littlehampton,

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 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 as it is considered that details of the surface water drainage scheme must be finalised prior to development taking place.

Decision:

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

This condition cannot be discharged : Southern Water have advised there is no drainage layout available relating to discharge of this condition and the Council's Drainage Engineer has provided the following comments:

Insufficient detail has been provided to discharge this condition. Some brief wording and information regarding groundwater testing has been provided.

Evidence needs to be provided that the site will contain the 1 in 100 year plus 30% climate docdeci

change event below ground.

Please provide drainage layout plans, construction details, results of infiltration tests, and calculations that show the site will be suitably drained.

The drainage layout plans should include:

- o Roof and impermeable surface areas;
- o Dimensions, fall and cover levels and invert levels of all surface water pipes;
- o Dimensions, cover depths, invert levels of surface water features,;
- o Location of inspection chambers;
- o Location of any permeable roads/ driveways with cover depths and invert levels;
- o Location of catchpit manholes;
- o Location of any gullies or French drains;
- o Exceedance flow routes; and
- o Proposed finished levels of hard surfacing areas.

You should contact Laura Gibbons, Engineer (Drainage & Coastal) on 01903 737818 for further advise.

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