



Arun District Council
Arun Civic Centre
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Barratt David Wilson Southern Counties
BDW House
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GU1 4SW

Your Ref: LU/211/17/DOC

Please ask for:

Mrs A Gardner

17 October 2017

Dear Miss Egan

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by conditions imposed under LU/24/17/PL relating to
conditions 4 - Landscape scheme, 9 - Piling, 11 - Refuse & recycling bins & 12 - Surface water
drainage.
6 & 7 Courtwick Park Cottages Courtwick Lane, Littlehampton,

Notification regarding the above application:

Condition Number 12

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 **APPROVE details reserved by this condition**

This condition is approved in so far as submission of details relates, on the basis that these are not adopted roads and in respect of the following plans - Drainage Layout 4485/249 revB, Swale network catchment plan and SW pipe numbers; drawing number 4485 313 Rev -

- Swale calculations; dated 07.09.17 (updated from previous calculations sent on 02.08.17)
- Swale calculations 1 in 100yr plus 30%; dated 07.09.17 (updated from previous calculations sent on 02.08.17)
- Borehole soakage report by LEAP; dated 28.07.17

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- Trial pit soakage report by LEAP; dated 10.04.17

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