



Arun District Council
Arun Civic Centre
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Simpson Hilder Associates
67A High Street
Lyndhurst
SO43 7BE

Your Ref: LU/253/17/DOC

Please ask for:

Mr D Easton

03 November 2017

Dear Mr Dixon

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/20/17/PL relating to
conditions 3 for schedule of materials & finishes, 4 for surface water drainage & 5 for scheme to
deal with risks associated with site contamination.
Land adjacent to Shell Garage Worthing 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 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:**

It is intended for surface water to be discharged to the adjacent existing surface water drainage system at a restricted rate. However, they appear not to have fully investigated infiltration methods.

This needs to comprise of satisfactory winter groundwater monitoring and percolation testing at agreed depths/locations. Soakage must be fully considered as per Approved Document H

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and national/local guidance, before other options are contemplated.

If soakage ultimately proves not to be feasible, then more information will be required on the adjacent existing drainage system which can be discussed in greater detail with the Council's drainage engineers.

Therefore, at this time Condition 4 cannot be discharged.

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