Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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ADCS Ltd
30 Foxley Lane
Worthing
West Sussex
BN13 3AD

Date: 5th December 2019

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:
Our Ref: LU/337/19/DOC

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by conditions imposed on planning permission LU/205/16/PL relating to conditions 6 & 12 - soakaway deisgn alternative & soakaway design calculations
CM Wood Body Repair Centre Linden Park Littlehampton BN17 7BJ

Notification regarding the above application:

Condition Number 6

The units hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

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

The information submitted to discharge the application is insufficient.
1. The proposed soakaway is 1.25m deep, with no information given as to the cover depth, although MH1 invert level is 0.5m bgl so it is safe to assume that the base of the proposed soakaway will be at least 1.7m bgl. It seems that the testing does not reflect the depth of the infiltration structure. Please recomplete infiltration testing in January-March in accordance with BRE365 to the appropriate depth of the proposed soakaway. This should be used to calculate a more accurate infiltration rate to inform the design.
2.Drawing details for the soakaway and ACO channel require cross section and the addition of the invert levels of the pipes entering the soakaway and the soakaway invert level and/or the level of the top of the soakaway.
3. Please include details of pipe diameters and materials..

4. Please add 40% allowance for climate change. This is still set to 30% however there is more than enough capacity to compensate (on basis of infiltration rate which will change).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours faithfully

Neil Crowther
Group Head of Planning