

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 design alternative & soakaway design
calculations**

CM Wood Body Repair Centre Linden Park Littlehampton BN17 7BJ

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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning