

DOWSETTMAYHEW PLANNING PARTNER
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

Date: 30th March 2022

Please ask for: Obafemi Okusipe
Tel: 01903737645

Your Ref:

Our Ref: LU/33/22/DOC

Dear Mr Dowsett,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under LU/182/18/PL relating to conditions 8-details showing set up during construction, 11-surface water drainage & 12-existing and resulting ground levels & slab levels of buildings.

46A & 46B Pier Road Littlehampton BN17 5LW

Notification regarding the above application:

Condition Number 11

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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 W SP1, W DM1, W DM2 and W DM3 of the Arun 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:**

The application requires further information as stated below;

1. Please supply results from winter groundwater monitoring. This is required even where infiltration is

not proposed to demonstrate that design resists flotation.

2.Catchpits must be provided upstream of connections into permeable paving sub-base/ attenuation crates.

3.Pipes must be labelled with pipe diameter and fall.

4.Details must show which drainage solution is proposed, not options.

5.Details of location of proposed connection to surface water sewer must be provided, including invert level.

6.Construction detail drawings must be provided.

We would recommend the applicant refers to and completes our surface water drainage checklist which details our requirements for a discharge of conditions application.

This proposal is not considered to meet the Council's policy requirements. The condition is therefore not discharged on the basis of the submitted details.

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