



Arun District Council
Arun Civic Centre
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Bovis Homes Plc
The Manor House
North Ash Road
New Ash Green
DA3 8HQ

Your Ref: LU/96/16/DOC

Please ask for:

Mr D Easton

22 June 2018

Dear Mr Lawrence

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/47/11/ (units 6-117) relating to conditions 5 for details of materials & external finishes, 7 appearance, landscaping & layout particulars, 10 Surface Water Drainage Scheme, 11 access to & maintenance of watercourse or culver, 12 discharge of any flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse , 13 Foul Drainage System, 14 landscape & layout particulars, 15 tree protection, 22 Construction Method Statement, 23 details of construction compound, 24 piling or any foundation designs, 25 vehicle cleaning facilities, 26 layout & specifications & construction programme, 30 fire hydrants & 31 details of & timetable for decentralised & renewable energy sources.

Land North of Toddington Lane, Littlehampton,

Notification regarding the above application:

Condition Number 10

No development shall begin until a fully detailed surface water drainage scheme for that phase of the development, based on sustainable drainage principles and designed in accordance with the SUDS strategy for the whole development, has been submitted to and approved in writing by the Local Planning Authority. It should be demonstrated how each detailed scheme will contribute to delivering, and link into, the surface water drainage strategy for the site as a whole.

- The SUDS shall be designed to attenuate the 1 in 100 year storm event (plus climate change allowance of 30% in accordance with DEFRA's National Standards for Sustainable Drainage Systems).*
- No infiltration of surface water drainage shall occur within ground affected by contamination unless suitable remediation is undertaken.*
- Each detailed scheme should include a timetable for its implementation; and provide a management and maintenance plan in the form of a site specific Maintenance Manual for the SUDS system for the lifetime of the development. This shall include the arrangements for adoption by any public authority or statutory undertaker or details of the financial management of the scheme throughout its lifetime.*

Elements of the scheme serving any particular phase shall subsequently be implemented in accordance with the approved details (unless otherwise agreed with the Local Planning Authority) prior to the occupation of any dwellings in that phase and no building in that phase of the development shall be occupied until the surface water drainage scheme has been completed.

been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained to prevent the increased risk of flooding, and improve and protect water quality, habitat and amenity, and ensure future maintenance of these in accordance with national guidance and policies GEN7, GEN9 of the Arun District Local Plan.

Decision:

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

The application to discharge the condition is refused by virtue of insufficient detail. The following additional information should be provided as part of any future application to discharge this condition.

- o Please provide confirmation that the total flow from the site is consistent with the Glanville Site-wide Surface Water Drainage Outfall strategy (Appendix I- proposed discharge rates).
- o Please provide an overlay of each phase on the proposed discharge rate catchment layout, showing it as a proportion of the catchment.
- o Please provide calculations proving that the 1 in 100 year plus 30% climate change event is contained within the surface water attenuation system. And proving that self-cleansing velocity of 1m/s is achieved in all pipes.
- o Please provide a manhole schedule.
- o We will require details of the full ground investigation report including winter groundwater monitoring and infiltration tests. I note that we only have an abstract of the Ground investigation report supplied with an earlier FRA for the site.
- o Please provide construction details of the permeable paving, and manholes.
- o Please update the plans to show:
 - Exceedance flow routes;
 - invert, slope, diameter of all pipes;
 - permeable paving area finished and formation levels, impermeable areas draining to these
- o Details of the future maintenance of the SuDS features.

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

Yours sincerely



Neil Crowther