

Atelier Consultants
Old Rectory Cottage
55c Kingston La
Southwick
BN42 4SP

Date: 8th September 2020

Please ask for: Finlay Gardner

Tel: 01903 737915

Your Ref:

Our Ref: LY/10/20/DOC

Dear Mr Southgate,

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 LY/10/17/PL relating to condition 3-surface water drainage.

Arundel Residents inn A27 Lynminster & Crossbush Arundel BN17 7QQ

Notification regarding the above application:

Condition Number 3

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:

Council Drainage Engineers have stated that they cannot agree the proposals due to the point of connection not being fit for purpose. You are advised to agree on a solution with engineers before you reapply.

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