



Arun District Council
Arun Civic Centre
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Garry Mount MBIAT
4A Elm Grove South
Barnham
West Sussex
PO22 0EL

Your Ref: LY/13/13/DOC

Please ask for:

Mrs A Gardner

26 June 2013

Dear Mr Mount

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3, 4 and 7 of LY/1/13 - Landscaping,
drainage & bat owl habitat
Barn at Calceto Lyminster,,

Notification regarding the above application:

Condition Number 4

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.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

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

This condition cannot be discharged at this time since there is insufficient information to assess the application. The following additional information is required:

1. Data/calculations to prove the percolation rate.
2. Calculations for the soakaway design (1 in 10 year storm event and the 1 in 100 year storm event including 30% allowance for climate change)

Due to the fact that the percolation testing and groundwater monitoring were carried out in May 2013 (ie. just outside the recognised winter period), an appropriate safety factor should be applied to the design to allow for potentially poorer percolation rates and higher groundwater levels that are experienced during the winter months. Please note that the overflow should only operate in events beyond the 1 in 100 year storm.

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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 read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration