



Arun District Council
Arun Civic Centre
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Ms Ruth Butler
Associates
7 Courtyard Studio
Convent Lane
Emsworth
PO10 7JJ

Your Ref: M/109/17/DOC

Please ask for:

Mr D Easton

08 January 2018

Dear Ms Butler

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 M/6/17/PL relating to
Condition 3 - Landscaping Scheme & Condition 6 - Surface Water Drainage details.
1 Deepdene Cottage Deepdene Close, Elmer,

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:**

The details submitted in support of the discharge of this condition have been considered by the Council Drainage Engineers, who has provided the following comments;

- 1) No evidence of winter groundwater monitoring or winter percolation testing has been provided. If this has not been undertaken, then the applicant should undertake the site investigations now.
 - 2) The drainage layout will need to include manhole positions (including silt traps), pipe
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diameters, pipe gradients and all relevant finished levels/invert levels, etc.

3) Full construction details will be required for the soakaway/silt traps.

4) Full construction details will be required for the permeable driveway, including finished levels/base levels/supporting hydraulic calculations to accommodate the 1 in 100 year storm event + climate change allowance.

Should you have any further questions in relation to the drainage requirements it is recommended that you contact the Council's Drainage Engineers on (01903) 737819.

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