Arun District Council
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Farndell Builders Ltd
14 Gossamer Lane
Bognor Regis
PO21 3AY

Your Ref: M/10/18/DOC
Please ask for:
Mrs A Gardner
29 March 2018

Dear Lee Farndell

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed under planning permission M/84/16/PL relating to condition No. 3 (materials for external walls and roof), 4 (screening to balcony sides), 6 (landscaping scheme), 7 (surface water drainage scheme) & 8 (Construction management plan)
172 Elmer Road Middleton,,

Notification regarding the above application:

Condition Number 7

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.

Decision:

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

This condtion cannot be discharged. There is insufficient information/data to satisfy the necessary requirements.

Winter water table monitoring and percolation testing is required, at agreed locations/depth. The applicant
is strongly advised to discuss the drainage engineer's requirements with him in this respect.

The use of existing soakaways is not permitted.

A fully detailed design ie. drainage layout plan and construction details for all relevant

drainage elements
will ultimately be required. These drawings will need to include pipe diameters/levels/silt traps/manholes, etc.

Any proposed driveway will also require a drainage design.

Calculations for the 1 in 100 year storm event + 30% allowance for climate chance will be required for all
infiltration structures

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

Yours sincerely



Neil Crowther
Group Head of Planning

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