



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Ms Jane Davies
7 Alleyne Way
Elmer Sands
Bognor Regis
West Sussex
PO22 6JZ

Your Ref: M/128/18/DOC

Please ask for:

Mr Z Denton

06 November 2018

Dear Ms Davies

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by conditions imposed on planning reference
M/128/18/DOC relating to condition no. 4 - Drainage
7 Alleyne Way Elmer Sands,,

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 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 Council's Drainage Engineers have been consulted and the details submitted are not considered to meet the aims or requirements of the condition. Their comment is as follows:

'The applicant has submitted a plan showing the drainage network within Elmer Sands estate and has stated that they are proposing to connect into this and that the estate want this method of surface water disposal.

docdeci

The mapping provided actually shows highway drainage and its connection into an ordinary watercourse. There are no drainage connections near to number 7. Furthermore, infiltration must be fully investigated first before discharge to a surface water body is considered.

The applicant must submit winter groundwater monitoring and winter infiltration test results.'

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