Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control 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

Mr C Caplin
188 Elmer Road
Elmer
PO22 6JA

Date: 4th April 2024

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:
Our Ref: M/12/24/DOC

Dear Mr Caplin,

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 M/109/21/PL relating to condition 5-surface water drainage.
188 Elmer Road Middleton-on-sea PO22 6JA

Notification regarding the above application:

Condition Number 5

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No part of the 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 W SP1, W DM1, W DM2 and W DM3 of the Arun 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:**

Condition 5 of M/109/21/PL is hereby refused.

Further to comments received from our Drainage Engineers it has been identified that there are fundamental issues with the proposed design including (but not limited to); a solution involving pump

will not be acceptable, FEH rainfall data must be utilised, and unrestricted discharge rates are not acceptable.

It is advised that the applicant addresses the Engineer's comments, full details of which can be found online via our website, and re-submits once the required details are obtained.

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

Yours sincerely



Neil Crowther
Group Head of Planning