

David Bennett Architects
10 Vicarage Lane
Felpham
PO22 7EA

Date: 4th May 2021

Please ask for: Amy Myer
Tel: 01903 737776

Your Ref:

Our Ref: M/26/21/DOC

Dear Mr Bennett,

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/71/20/HH relating to condition 4-proposed
surface water drainage.
18 Sea Way Elmer Middleton-On-Sea PO22 6JY

Notification regarding the above application:

Condition Number 4

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 building / No part of the extended 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:**
The discharge of this condition (4) related to surface water drainage scheme is refused due to lack of information on surface water drainage (see further details below).

Objection received from Council's Drainage Engineer. Lack of information on how surface water

discharge from new garage and south-facing part of existing building would be drained (to include storage attenuation, restricted discharge rate, Land Drainage Consent) to the neighbouring watercourse.

In order for the discharge of the condition to be approved, the following details of how surface water discharge would drain to the neighbouring watercourse would need to be submitted to include: calculations to show what the greenfield run-off rate is and what volume of attenuation storage is therefore required, proof of Land Drainage Consent to discharge to the watercourse, details of proposed drainage layout and construction details of all components as per the Council's Drainage Checklist on the Council's website, paying particular attention to guidance notes 10 and 11 in this case.

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 small dot.

Neil Crowther
Group Head of Planning