

Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT

Date: 23rd July 2020

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: M/28/20/DOC

Dear Mr Smith,

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 ref M/45/16/PL relating to Condition Nos 10 - foul water drainage, 11 - surface water drainage, 13 - discharge of flows to watercourses and 14 - SuDs

Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY

Notification regarding the above application:

Condition Number 11

No construction works shall 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

Decision:

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

The revised and additional details within the Technical Note by SLR dated 10/07/2020 still require further amendment to the design and details.

You are advised to contact Paul Cann Principal Drainage Engineer (01903 737819 or paul.cann@arun.gov.uk) to discuss the requirements further and resubmit.

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