



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

Steve Gore
Middleton House
Yapton Road
Middleton
PO22 6DU

Your Ref: M/94/18/DOC

Please ask for:

Mrs A Gardner

10 September 2018

Dear Steve Gore

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of matters reserved by condition imposed under M/39/17/HH relating to
condition No.4 (Landscaping) & 6 (Drainage)
Middleton House Yapton Road, Middleton,

Notification regarding the above application:

Condition Number 6

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:**

This condition is refused on the basis of the information submitted -

. No winter groundwater monitoring results have been submitted as part of this application. Infiltration test results have been provided, however they do not detail when the tests were completed, i.e. if they were completed in the winter. Please provide these.

o The infiltration rate supplied does not correlate to checks conducted on the percolation test results. An infiltration rate of $5.88 \times 10^{-6} \text{ ms}^{-1}$ should be used.

o Calculations, drainage layout plans, and construction detail drawings should be submitted as docdeci

part of the DOC application.

- o Calculations should demonstrate that the 1 in 100 year plus 40% climate change event for storm durations ranging from the 5 minute to the 24 hours.

- o Drainage layout plans should include invert levels, cover levels, and dimensions of soakaways. In addition dimensions of pipes should be labelled on the plan. Silt traps should be provided upstream of any connections into soakaways.

- o Construction detail plans should include soakaways, protection details of pipes, and silt traps

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