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Martin Critchley Architects  
The Old Brewery  
15E South Street  
Havant  
PO9 1BU

**Your Ref:** P/20/18/DOC

**Please ask for:**

Mr S Davis

03 July 2018

Dear Mr Critchley

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Approval of details reserved by conditions imposed under P/107/16/PL relating to conditions 3-**  
**surface water drainage, 4-schedule of materials & finishes, 5-landscape scheme, 6-screen**  
**wall/fence details, 8-site set up during construction, 10-storage of waste & recycling details , 11-**  
**placement of 2 No. nesting opportunities for birds & 14-external lighting details.**  
**7 Webb Close Pagham,,**

Notification regarding the above application:

**Condition Number 3**

*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.*

**Decision:**

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

Council Drainage Engineers have objected to the discharge of this condition with the following comments:

1. The applicant has not provided winter groundwater monitoring data or winter percolation testing data to BRE365, to support the design. This is critical;
2. The winter groundwater monitoring should coincide with high tides due to the possibility of tidal influence;

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3. The drainage scheme will need to be fully detailed i.e. levels of incoming pipes/soakaway base levels, etc. Permeable pavements will need to include base/formation levels and finished levels;
4. Catchpits are required upstream of soakaways;
5. Full construction details for the soakaways, catchpits and permeable paving are required; and
6. Supporting hydraulic calculations for the soakaway and permeable paving designs, to prove that the 1 in 100 year storm event plus climate change can be accommodated within the systems.

We wrote to you on the 2nd of March to make you aware of these issues but to date no further details have been provided. As such, the condition cannot be discharged and you will need to make a revised submission.

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 stylized flourish and a period.

Neil Crowther  
Group Head of Planning