Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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e-mail:planning@arun.gov.uk
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Bellway Homes Ltd (Wessex)
Bellway House
Embankment Way
Ringwood
BH24 1EU

Date: 4th July 2022

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: P/68/22/DOC

Dear Ms Murray,

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 P/30/19/OUT relating to Condition Nos 10 - surface water drainage, 11 - discharge flows, 12 - maintenance & management of the surface water drainage and 14 - foul drainage system.
Land North of Hook Lane Pagham Road PO21 3PD

Notification regarding the above application:

Condition Number 10

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 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:**

Drainage Engineers have objected to the application due to insufficient information and therefore the condition is not discharged. Please review consultee comments and resubmit once they have been

addressed.

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

Yours sincerely



Neil Crowther
Group Head of Planning