

Alcove Architecture Ltd
25a New Broadway
Worthing
BN11 4HP

Date: 9th January 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/70/22/DOC

Dear Mr Evans,

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 P/116/19/OUT relating to conditions 9-surface water drainage, 10-discharge of flows to watercourses & 11-maintenance and management of surface water drainage.

Land adjacent to Sefter School House Sefter Road Pagham

Notification regarding the above application:

Condition Number 9

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 construction works.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
This condition cannot be discharged at the current time as there are outstanding concerns and matters to be addressed with the current submission. Please see the Drainage Engineers response as forwarded to you on 06/01/23. Please resubmit the application documents together with the requested

information and amendments.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning