

ADM Architects
Trinity
Strettington
Chichester
PO18 0NW

Date: 22nd July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/84/21/DOC

Dear Mr Bish,

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 W/4001476 (P/58/19/PL) relating to Condition Nos 5 - Construction & Environmental Management Plan, 6 - surface water drainage, 7 - maintenance & management of surface water drainage, 8 - badger survey and 9 level survey.

253-255 Pagham Road Pagham PO21 3QB

Notification regarding the above application:

Condition Number 6

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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Council Drainage Engineers have raised concerns with the drainage scheme as submitted and are not able to recommend discharge. The matters which currently need resolving are explained in the drainage advice dated 20/07/21 and relate to:

- Formation levels and diffuser inverts;
- Hydrobrake reference;
- Bypass door; and
- Southern Water s106 Technical Approval.

Whilst it is acknowledged that the points are relatively minor and that the Southern Water agreement is expected imminently, it is not appropriate to extend the determination period therefore it is necessary to refuse to discharge the condition and a resubmission is required.

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