



Arun District Council
Arun Civic Centre
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Renaissance Retirement
Unit 12, Headlands Business Park
Ringwood
BH24 3PB

Your Ref: R/117/18/DOC

Please ask for:

Mrs A Gardner

18 July 2018

Dear Mr Thomas

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 R/269/15/PL relating to condition 11-
surface water drainage.
Fleur De Lis Station Road, Rustington,

Notification regarding the above application:

Condition Number 11

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:**

April is not within the period allowed for ground water monitoring and infiltration testing. Further discussion and safety factors were previously requested to be submitted, as March was after the peak of groundwater levels. The submitted statement over simplifies the situation at this site.

Discharging to a foul sewer should be removed from the proposal. in line with Building Regulations and CIRIA the Engineer would like you to follow the hierarchy for surface water drainage disposal. This has not been done. Infiltration testing is required to show if it is possible to infiltrate more surface water. No neighbouring sites are in true close proximity to the site.
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The two sites that you have highlighted hint that infiltration for all surface water is achievable, but it seems likely it will need to be at a greater depth to get to more permeable layers. You will need to complete testing at the right depths in the winter to ascertain if this is indeed the case. It is recommended that you contact our Drainage Engineer before you commence this to ensure it meets our requirements.

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