



Arun District Council
Arun Civic Centre
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M2 Architecture Limited
4 Queensgate
Queens Road
Fareham
Hampshire
PO16 0NW

Your Ref: WA/106/18/DOC

Please ask for:

Mrs A Gardner

08 March 2019

Dear Mr Wilkes

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 WA/69/17/PL relating to Condition No
3,4,5,7,8,9
Progress Garage Yapton Lane, Walberton,

Notification regarding the above application:

Condition Number 4

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. 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:**

Discharge of this condition refused on the basis that Groundwater monitoring has not been completed October to March inclusive as is required for a development of this size.

No winter infiltration tests have been provided.

No plans, calculations, or construction details have been provided.

Winter infiltration testing and groundwater monitoring needs to be completed. Following this full detailed

calculations, plans and construction detail drawings should be submitted.

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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 period.

Neil Crowther
Group Head of Planning