

AVLTD: Architecture
Shiloh Studios
Inlands Road
Nutbourne
PO18 8RD

Date: 2nd February 2022

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:

Our Ref: WA/118/21/DOC

Dear Mr Barker,

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 WA/84/18/HH relating to conditions 4-surface water drainage & 5-discharge of flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse on site.

Willows West Walberton Lane Walberton BN18 0QS

Notification regarding the above application:

Condition Number 4

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 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 satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The Council's Drainage Engineers has not recommended discharge of condition 4 in her consultation response dated 21/12/21.

No further information was submitted by the applicant.

For the above reason the condition 4 cannot be discharged and you will need to make a revised submission.

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