



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

M2 Architecture
Queensgate
4 Queens Road
Fareham
Hants
PO16 0NW

Your Ref: WA/11/18/DOC

Please ask for:

Mr N Crowther

26 October 2018

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 WA/29/17/RES relating to conditions 3-
schedule & samples of materials & finishes, 4-surface water drainage, 5-maintenance manual &
details of SUDs, 7-cycle parking, 8-site set up during construction & 9-scheme to deal with risks of
contamination.
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:**

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.

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

Therefore, it is inappropriate to recommend the discharge of this condition at this time.

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