

Blueprint Planning & Development Ltd
Beach House
1A Undercliff Road
Wemyss Bay
PA18 6AQ

Date: 14th May 2020

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: WA/24/20/DOC

Dear Mr Innes,

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 APP/C3810/V/16/3143095
(WA/22/15/OUT) relating to Condition No 12 - surface water drainage
Land to East of Fontwell Avenue Fontwell

Notification regarding the above application:

Condition Number 12

Prior to the commencement of construction works on each phase of the development, full details of the proposed surface water drainage scheme shall be 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 the Construction Industry Research and Information Association. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365 standards, or similar approved standards, 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 implemented scheme 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:**

1. There is not yet an approved detailed scheme of phasing for the construction of the dwellings and associated highways and public areas as required by condition 5 of the outline planning permission WA/22/15/OUT.
2. The surface water drainage scheme for the proposed phase 1 is interdependent with other phases of the development and insufficient details have been provided with this application to demonstrate that

the proposed phase 1 can be satisfactorily drained. Therefore, the submitted scheme does not accord with policies W SP1, W DM1 and W DM3 of the Arun Local Plan 2011-2031, Policy ES1 of the Barnham & Eastergate Neighbourhood Development Plan 2014-2029 and Policy VE7 of the Walberton Neighbourhood Development Plan 2015-2035.

The details missing from the application include:

- (i) Infiltration testing and groundwater monitoring data;
- (ii) Fully detailed construction drawings;
- (iii) The use of geocellular crates;
- (iv) Permeable paving details;
- (v) Pipe details;
- (vi) Catchment plan for the area draining to the infiltration basin;
- (vii) Infiltration basin construction details;
- (viii) Spurs where connections are expected from future phases;
- (ix) Granular soakaway details; and
- (x) Hydraulic calculations for all elements.

Additionally, it is unclear whether the roads are to be adopted by the local highway authority and whether any part of the surface water drainage system is to be adopted by a water company.

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