

Architects & Planning Consultants

GRM/zyf/3113/C.01

Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

25 April 2018

FAO Mrs A. Gardner

Dear Sir / Madam

**Discharge of Planning Conditions under Appeal Ref: APP/C3810/W/15/3132744
Proposed Residential Development, Deans Yard, Orchard Close, Fontwell, West Sussex**

I write with regards to the above property and our clients' recent discharge of conditions application (REF: WA/19/18/DOC), in respect of which I note condition 4 has been refused on the grounds of 8 points as confirmed by the Planning Officer. In response to which we offer the following advice:

1. It is noted that the Council advise *"there is no evidence of winter groundwater monitoring. This should have been carried out at an agreed time"* in response to which I confirm this was not a requirement of the imposed planning condition which clearly states *"No Development shall take place until full details of the proposed Surface Water Drainage Scheme have been submitted to and approved in writing."*

The Council have not qualified in writing this condition at the time of applying the condition to the planning consent issued, which requires our client to provide evidence of winter groundwater monitoring and as such it is now unreasonable and onerous to enforce such a requirement, which would obviously prevent the development progressing before monitoring could take place between November 2018 & February 2019.

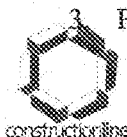
However I confirm that a BRE 365 percolation test was undertaken in February 2017 when ground water was at its highest levels for the year & the results of which have previously been submitted to the Council. This is further confirmed by Arch Associates (Civil Engineers) who have now provided their response & Met Office rainwater data from the nearest weather station which confirms that when the percolation test was undertaken the ground water level was at its highest during the month of February 2017.

Accordingly I refer you to the attached documents:

- Met office rainfall Data
- Arch Associates Covering Letter

2. Please see further attached drawing 3113.PC01A confirming the proposed levels.

Please see attached details as provided by Arch Associates Civil Engineers



RIBA 

4. Please see attached details as provided by Arch Associates Civil Engineers
5. Please see attached details of Wavin manholes as provided by Arch Associates Civil Engineers & LMA's drawing 3113.PC01A
6. We have amended the soakaway locations by making them 1.7m apart, however note these have been calculated by a qualified engineer, therefore we would request on what basis your observations have been made.
7. Please see further attached drawing 3113.PC01A confirming the invert levels, cover levels, soakaway levels, pipe gradients etc.
8. It is my understanding our client does not own the existing drive & therefore it is unlikely to be reconstructed.

I trust the above is acceptable & look forward to your confirmation that the conditions can now be discharged. However should you have any concerns please do not hesitate to contact me.



Graham Middle
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Principal