

Rural Associates
Yapton Lodge
North End Road
Yapton
Arundel
BN18 0DT

Date: 27th January 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: WA/88/21/DOC

Dear Mr Carver,

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 Nos 12 - surface water drainage, 14 - maintenance & management of SuDs, 15 - foul drainage, 19 - Construction Management Plan (to incl Construction Traffic Management Plan), 20(d) - forecourt layout & drainage & intensity of all lighting, 21 noise, 25 - Travel Plan and 26 - Non-Motorised Users Audit.

Global Technologies Racing Ltd Arundel Road Fontwell BN18 0SB

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:**

Additional information has been provided to address the concerns originally raised by the Drainage Engineer. However, the condition cannot be discharged due to insufficient detail. In order to overcome

this refusal the applicant should provide the following additional information with any resubmission:

1. Permeable paving extents are not very clearly shown, a small insert layout is provided on one layout only. Permeable paving extents should be clearly shown on all layouts.
2. Catchpits still have not been provided upstream of connections into permeable paving sub-base. Stating that there will be filter socks is insufficient. We acknowledge that the filter socks will prevent silt ingress into the sub-base, however over time the permeability of the filter material will decrease as silt builds up on it, with no easy means of maintenance.
3. It is not possible to review if appropriate cap volume depths have been applied to calculations without a more detailed construction detail drawing of the permeable paving.
4. Construction detail drawings should be site specific. So there should not be a hydrobrake included on details. Construction details of the infiltration basin should be provided including the headwalls into this.
5. Permeable paving construction detail drawing should fully detail the entire construction.

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