

nb:architects+
Unit 31, Level Six, North
New England House
New England Street
Brighton
BN1 4GH

Date: 16th November 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: WA/91/21/DOC

Dear boswijk,

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/18/19/PL relating to conditions 12-schedule of materials & finishes, 15-Method Statement, 16-energy efficiency measures & 17-surface water drainage disposal system.

Land Adjacent 1 Orchard Way Fontwell Arundel BN18 0SH

Notification regarding the above application:

Condition Number 17

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 winter 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 satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun 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:**

This condition cannot be discharged on the basis of the information submitted. The Drainage Engineer

has provided the following comments:

1. Please provide a clear list/table of exactly when and to what depth groundwater was observed.
2. Infiltration testing was only monitored for 60mins for each test after which point the results of almost every test was extrapolated. This is not in strict accordance with BRE DG 365 and no justification is given for the short duration of monitoring. I would like a justification for the methodology and expect a higher factor of safety (of at least 3) to be used in the calculations if these rates are to be used.
3. No calculations have been provided to justify the design. Please provide these, the full list of our requirements are in our Drainage Checklist available at: download.cfm (arun.gov.uk)
4. The drainage layout is indicative only. We require a detailed design that is ready for implementation, based on the groundwater monitoring and infiltration testing with the calculations (point 3) to justify it. The base of soakaways must be set to 1mbgl in accordance with the infiltration testing carried out on site. Again the requirements are listed in the Drainage Checklist linked above, please pay special attention to Note 10 for the level of detail required.
5. No construction detail drawings have been supplied. Construction detail drawings for all components need to be provided (see Note 11 in Drainage Checklist linked above).

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