

Dowsettmayhew Planning Partner
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

Date: 16th November 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: Y/139/21/DOC

Dear Miss Bourke,

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 Y/151/20/PL relating to conditions 5-surface water drainage & 6-discharge flows to watercourses.
Pollards Nursery Lake Lane Barnham PO22 0AD

Notification regarding the above application:

Condition Number 5

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:**
The Council's Drainage Engineers has not recommended discharge of condition 5 in her consultation response dated 05/10/21.

Further information was submitted by the applicant on 15/11/21, however the last consultation response dated 16/11/21 required further. The information provided was not sufficient to discharge condition 5.

For the above reason the condition 5 cannot be discharged and you will need to make a revised submission.

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.

Neil Crowther
Group Head of Planning