

Victoria Holland Architecture  
71 Pepperling High Barn  
Pepperling Lane  
Burpham  
BN18 9RN

Date: 18th May 2020

Please ask for: Amber Willard

Tel: 01903 737500 x37445

Your Ref:

Our Ref: Y/36/20/DOC

Dear Ms Holland,

**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 Y/72/19/HH relating to Condition No 3 - surface water drainage**

**Rookery Cottage Hoe Lane Flansham PO22 8NT**

Notification regarding the above application:

**Condition Number 3**

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 information submitted is not adequate to discharge the conditions.

The following information is required before the details can be approved.

- 1. Apply for and provide proof of Land Drainage Consent.

2. Label surface water pipes with, diameters, pipe materials, falls and invert levels.
3. Label proposed manhole with cover level, invert level, and cover type.
4. Clearly indicate the location of the flow control structure and label this with outflow rate, invert level and design head.
5. Include construction detail drawings for:
  - a. Pipe bed and surround
  - b. Outlet/headwall to the blind ditch
  - c. Control structures/manhole
  - d. Rodding eye
  - e. Gully
6. At least two sections, (cross and longitudinal) of the proposed extension of the blind ditch, these should clearly show the change in capacity. It is likely that two cross sections will be required to do this, one each for the wider and narrower sections of the ditch. These sections should be labelled with invert level, top of bank level, width at the base, and width at the top, side slopes should be a minimum of 1 in 3.

We wrote to you on 1st May 2020 to make you aware of this issue but to date no further details have been provided. As such, the condition 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 and a period.

Neil Crowther  
Group Head of Planning