Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Bellway Homes
Bellway House
Embankment Way
Castleman Business Centre
Ringwood
BH24 1EU

Your Ref: Y/55/14/DOC

Please ask for:

Mr P Cleveland

30 September 2014

Dear Mr Whiting

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by condition 4, 5, 6 & 20 of previously approved planning application Y/30/13 - relating to surface water drainage, maintenance & management of the SUDs system, proposed foul drainage & means of disposal & layout & specification of construction programme for roads
20 Fellows Gardens Yapton,,

Notification regarding the above application:

Condition Number 4

Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, 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.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The condition cannot be discharged as infiltration rates to support the drainage design have not been provided. The condition requires percolation tests to be undertaken in the winter, along with groundwater monitoring to ensure that soakaways are not positioned lower than the peak groundwater level.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

docdeci