

Mr Glenn Pendry
128 Meadowview Road
West Ewell
Surrey
KT19 9UA

Date: 29th July 2020

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: AB/63/20/DOC

Dear Mr Pendry,

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 AB/60/17/PL relating to Condition Nos 3 - materials & finishes, 4 - site set up, 7 - vehicular access onto Canada Road, 8 - vehicular access and 9 - surface water drainage.

74-76 Canada Road Arundel BN18 9HY

Notification regarding the above application:

Condition Number 9

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 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 GEN7 and GEN9 of the Arun District Council 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 **APPROVE details reserved by this condition**

This application is discharged on the basis of the information submitted and refers to the following documents:

15718-HOP-ZZ-XX-DR-C-10001 P6- Proposed Drainage Strategy

15718-HOP-ZZ-XX-DR-C-10002 P5- Proposed Drainage Strategy Watercourse Sections

15718-HOP-ZZ-XX-DR-C-10005 P2- Drainage Details and supporting technical documents.

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