

H J Concepts Ltd
Suite A 2nd Floor Rear
Trinity Court
2-4 West Street
Fareham
PO16 0BH

Date: 20th May 2022

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: AL/37/22/DOC

Dear Mr Hamblin,

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 AL/66/21/PL relating to condition 3-surface water drainage.
Sundown Littleheath Road Aldingbourne BN18 0SR

Notification regarding the above application:

Condition Number 3

The dwelling shall not be occupied 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 **APPROVE details reserved by this condition**

The submitted drawings and documents have been considered by the Councils Drainage Engineers to be acceptable and satisfy the requirements of condition 3. Please ensure that the surface water

drainage for the site is constructed in accordance with the following drawings:

Storm Soakaway, Sheet No S02;
Proposed Foul & Storm Drainage Plan 17-1197 PL D701 Rev A;
Drainage Details 17-1197 PL D702 Rev A;
Infiltration Test

The condition is discharged on the understanding that the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

It was noted that the soakaway is within the tree root protection zone of a significant tree and you should protect the tree roots while implementing the scheme.

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