

Counterpoint Properties Ltd
34 The Drive
Bognor Regis
PO21 4DU

Date: 3rd March 2022

Please ask for: Mr S Davis

Tel: 01903 737874

Your Ref:

Our Ref: AW/18/22/DOC

Dear Burrows,

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 AW/130/18/OUT relating to conditions 4-surface water drainage, 5-drainage flows, 6 -maintenance and management of surface water drainage system & 7-arrangement for the future access and maintenance of watercourses.

34-44 Land To Rear Of Carlton Avenue Aldwick PO21 3LR

Notification regarding the above application:

Condition Number 4

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 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 satisfactory drained in accordance with policies D DM1 and W DM3 of the Arun District Council Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following details submitted in respect of the proposed surface water drainage scheme, have been appraised by the Councils Drainage Engineers, are now considered to be acceptable and satisfy the requirements of the condition:

FC2891/02 Rev D- Drainage Layout Sheet 1 of 2;
FC2891/03 Rev D- Drainage Layout Sheet 2 of 2;
FC2891/04 Rev A- External Levels Sheet 1 of 2;
FC2891/05 Rev A- External Levels Sheet 2 of 2;
FC2891/06 Rev A- Proposed Construction Finishes;
FC2891/07- Proposed Drainage Details Sheet 1 of 2;
FC2891/08- Proposed Drainage Details Sheet 2 of 2;
FSC4505-D100 Aquaflo Permeable Paving Formation & Construction Details; and
FSC4505-D1 Aquaflo Permeable Paving Layout for Parking Area & Access Road.

The condition is therefore fully discharged insofar as the submission of details relates and 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.

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