

Bellway Homes Ltd Wessex
Embankment Way
Castleman Business Centre
Ringwood
BH241EU

Date: 12th February 2021

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: BE/127/20/DOC

Dear Ms Murray,

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 BE/40/18/PL relating to Condition No 3 - surface water drainage.

Rookery Park New Barn Lane Bersted PO21 5DN

Notification regarding the above application:

Condition Number 3

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, and which shall include;

- 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 established 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.
- The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.
- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

No building approved under reference BE/77/16/OUT shall be occupied until the complete surface water drainage system serving the access 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, GEN9 and GEN11 of the Arun District Local Plan and the National Planning Policy Framework. 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 and to protect existing watercourses prior to development commencing.

Decision:

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

This condition is discharged in so far as it relates to the following details:

1643-WSP-XXX-NBL-DR-C-0501 Rev. C14 - On-Plot Proposed Drainage Layout

1643-WSP-XXX-NBL-DR-C-0502 Rev. C10 - On-Plot Proposed Drainage Layout

1643-WSP-XXX-NBL-DR-C-0510 Rev. C07 - Drainage Standard Details Sheet 3 of 3 (Hydrobrake details)

1643-WSP-XXX-NBL-DR-C-0511 Rev. C02 - Headwall Standard Details

1643-WSP-XXX-NBL-DR-C-0512 Rev. C13 - On-Plot Drainage Details

1643-WSP-XXX-NBL-DR-C-0516 Rev. P05 - Catchment Plan

1643-WSP-XXX-NBL-DR-C-0517 Rev. P08 - Overland Flow and Basin Buffer Zone

1643-WSP-XXX-NBL-DR-C-0518 Rev. P05 - Basin Sections

1643-WSP-XXX-NBL-DR-C-0520 Rev. P03 - Surface Water Long-Sections (Headwalls)

SHE-0047-1100-1200-1100 - Hydro International Hydro-Brake Optimum

SHE-0064-1800-0950-1800 - Hydro International Hydro-Brake Optimum

Newbarn Lane Drainage Maintenance Schedule Rev. P05

Newbarn Lane SuDS assessment for pollution mitigation

SDS Aqua-Swirl Specifications

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

Yours sincerely



Neil Crowther

