

Berkeley Homes (Southern) Ltd
Berkeley House
Bay Tree Avenue
Leatherhead
Surrey
KT22 7UE

Date: 21st May 2020

Please ask for: Amy Myer
Tel: 01903 737776

Your Ref:

Our Ref: BE/17/20/DOC

Dear Sir/Madam,

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 BE/84/19/PL relating to conditions 3-surface water drainage, 10-facilities to enable charging of electric cars & 11-incorporation of decentralised, renewable & low carbon energy supply systems.

Site 6 Chichester Road North Bersted

Notification regarding the above application:

Condition Number 3

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 winter 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 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 discharge of this condition is approved in so far as the submission of details site drainage

contained within the following plans:

- Phase 4c Private Drainage Layout (drawing number 2037/PH4/D/120 Rev H), received 09/04/20
- On site highways works drainage notes (drawing number 2037/SD/15 Rev C)
- On site highways works pipe bedding detail (drawing number 2037/SD/16 Rev B)
- On site highways work trapped road gully pot detail (drawing number 2037/SD/21 Rev B), received 15/05/20
- On site works drainage near buildings (drawing number 2037/SD/25 Rev A)
- On site works SW details house drainage (drawing number 2037/SD/26 Rev B)
- On site works pipe bedding details house drainage (drawing number 2037/SD/27 Rev A)
- On site works yard gully details (drawing number 2037/SD/28 Rev B)
- Mini access chamber/PPIC detail (drawing number 2037/SD/29 Rev D)
- On site works demarcation chamber (drawing number 2037/SD/41 Rev A)
- On site highways works channel drain detail (drawing number 2037/SD/89 Rev A), received 15/05/2020

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning