



Arun District Council
Arun Civic Centre
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Mr S Jupp
Sallyfield Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB

Your Ref: BE/88/18/DOC

Please ask for:

Mr S Davis

05 February 2019

Dear Mr Jupp

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition under previously approved planning
permission BE/133/16/PL relating to condition No. 3 (surface water drainage), 4 (flows to
watercourses), 5 (watercourse arrangements) & 6 (Site set up)
Beech Cottage 99A North Bersted Street, Bersted,

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.

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 drainage goes to the heart of the planning permission.

Decision:

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

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

- Plan showing Drainage Structures (received 31/12/18);
 - Plan showing Additional Drainage Structures (received 13/01/19);
 - Letter dated 31/12/18;
- docdeci

- Soakaway Drainage Scheme Section Drawing (received 11/11/18);
- Plan showing location of Soakaway and Pipes (received 11/11/18); and
- Surface Water Strategy Report (June 2018).

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