

Sigma Homes Ltd
97 Barnham Road
Barnham
PO22 0BQ

Date: 9th November 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BN/120/21/DOC

Dear Mr Light,

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 APP/C3810/W/15/3135355 (EG/38/15/PL)
relating to Condition No 3 - surface water drainage.
97 Barnham Road Barnham PO22 0BQ

Notification regarding the above application:

Condition Number 3

No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and,
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Decision:

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

The Councils' drainage engineer has strongly object to the discharge of condition on the grounds of the

impact this will have on flooding from the public foul sewers in the Lidsey Treatment Catchment Area. However, at the same time, it is acknowledged that the properties are already discharging to this public sewer, have been for some time and that Southern Water are clear that they have given permanent consent for this and do not object to the current application.

In addition, although the position of the Council's engineers is that the discharge into the public foul sewer was only ever a temporary measure, this is not evidenced by any previous consultation comments available as a public record. As such, it is not considered that a refusal would be defensible particularly without the support of Southern Water.

Drawing No S17-03-01 Rev K "Drainage Layout" proposes an acceptable scheme and therefore, on balance, satisfies the requirements of the condition. Condition 3 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