

Orchard Enterprises Southern Ltd
Unit 32A Dorset Road
Bognor regis
PO21 2DU

Date: 24th September 2020

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: BR/193/20/DOC

Dear Mr Smith,

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 BR/219/18/PL relating to Condition No 4 - surface water drainage.

9 Westloats Lane Bognor Regis PO21 5JZ

Notification regarding the above application:

Condition Number 4

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 policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface water drainage scheme once development had commenced.

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.

Site Plan, Sheet 4B
Surface Water Drainage Proposal Checklist
Drainage Calculations
received on 18/08/2020

The condition is therefore discharged 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