

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Date: 18th May 2022

Please ask for: Obafemi Okusipe
Tel: 01903737645

Your Ref:

Our Ref: CM/16/22/DOC

Dear Mr Dudley,

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 CM/18/21/PL relating to condition 10-surface water drainage.

Mistletoe Farm Horsemere Green Lane Climping BN17 5QZ

Notification regarding the above application:

Condition Number 10

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 application is supported with the following documents which provide these details;

- Controflow 500 Series Universal Level Invert (SUDS02005 - SuDS store) which provides details of a flexible, universal flow control chamber suitable for any SuDS technique, with level inverts.
- Winter Groundwater Monitoring (dated 17th April 2020) which provides details of the Ground Conditions, result of the Winter Groundwater Monitoring
- Drainage Detail (435358-202P1) which provides details of permeable access road/driveway areas with permavoid sub-base replacement attenuation system, contraflow flow control chamber, rainwater downpipe drainage into permavoid raft
- Drainage Layout (435358-291P2) which provide the details of the existing Southern water manhole impermeable areas, foul drainage and sewer, surface water drainage pipes, Diffuser Unit, Tree Root Protection Area
- Flow Model (dated 18/03/2022) details of design settings and nodes;
- Greenfield Run-Off (05/11/2022)
- Access Road Storage including Driveway and Parking within RPA (dated June 2021)
- Permavoid attenuation storage for roofs, access road and parking.

The Drainage Officer recommends that this application be discharged but advised land drainage consent for this site.

The Council is satisfied that the information submitted are suitable and no further information is required for this. This proposal meets Council's policy requirements. The condition is therefore discharged based on the submitted details subject and the details being provided as necessary..

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