

Brackley Investments Ltd
6 Lower Farm Barns
Bucknell
OX27 7LT

Date: 11th March 2021

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: CM/48/20/DOC

Dear Mr Parry,

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/19/3227374 (CM/16/18/PL) relating to Condition Nos 3 - Construction & Environmental Management Plan, 4 - tree protection & retention and 5 - surface water drainage.

Bairds Farm Shop, Field Rear Of Crookthorn Lane Climping BN17 5SN

Notification regarding the above application:

Condition Number 5

A) Development shall not commence, other than works of site survey and investigation, until full details of a 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 development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

B) Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing by, the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

C) Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The details submitted are not adequate to demonstrate that the site can be satisfactorily drained. The scheme should be redesigned to avoid a pumped solution.

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