



Arun District Council
Arun Civic Centre
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Knightsgate UK Ltd
39 Brook Lane
Warsash
Southampton
SO31 9FF

Your Ref: EG/10/18/DOC

Please ask for:

Mr S Davis

05 April 2018

Dear Mr J Ribbans

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 planning permission EG/41/17/PL relating to conditions No. 3 (Surface water drainage scheme), 4 (Watercourses), 5 (Watercourses), 6 (Surface water sewerage disposal), 7 (Tree retention & protection plan), 8 (Construction management plan), 9 (Screen walls & fences), 10 (Landscaping scheme), 11 (Cycle storage), 12 (Bin enclosures), 15 (Visibility splays), 22 (Flood risk assessment) & 23 (External lighting)
59 Elm Grove Barnham,,

Notification regarding the above application:

Condition Number 22

The development permitted by this planning permission shall only be carried out in accordance with the Flood Risk Assessment (FRA) submitted and the following mitigation measures detailed within the FRA:

- (1) Ground shaping should be undertaken to ensure that well defined flow paths are available to direct any overland flows towards the watercourse;*
- (2) Finished floor levels to be set no lower than 300mm above the general surrounding area;*
- (3) An anti-flood valve to be installed on the foul drainage system close to the highway. This will prevent any surcharging of the public foul sewer causing flooding on the site. Oversized manholes will be required to provide a volume of storage for periods when the anti-flood valve is closed; and*
- (4) The occupiers should subscribe to the Environment Agency Flood Alert service and consider preparing a Flood Plan.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to prevent flooding elsewhere, to ensure safe access/egress from/to the site and to reduce the risk of flooding to the proposed development and future occupants all in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

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

This condition does not require the submission or approval of details and so it is not possible to discharge it. However, you may wish to note that the Environment Agency response to the consultation was "No comment".

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