

Barton Willmore
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE

Date: 26th May 2023

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:

Our Ref: P/88/22/DOC

Dear Miss Hunjan,

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 P/134/16/OUT relating to conditions 10-surface water drainage, 12-maintenance and management of surface water drainage system, 14-foul drainage system, 16-external lighting, 17-Construction Management Plan, 22-setting out when roads, footpaths, cycleways and emergency routes are to be construction, 26-street lighting and 28 (part)-energy conservation and renewable energy.

Land North of Seftor Road & 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 10

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 scheme shall adhere to the principles below;

- 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 established 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.

- The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.

- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies

D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences and to protect existing watercourses prior to the commencement of development.

Decision:

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

ADC Drainage Engineers have reviewed the submission and are satisfied that with the proposed Surface Water Drainage Strategy. Therefore, Condition 10 is discharged in full in so far as it relates to the following plans and documents:

10768_F_Surface Water Network 1 Simulation
10768_F_Surface Water Network 2 Simulation
10768_1140_P15_Section 104 Agreement Plan
10768_1324_P4_Adoptable Surface Water Sewer Long Sections-Network 1_Sht 1 of 4
10768_1325_P2_Adoptable Surface Water Sewer Long Sections-Network 1_Sht 2 of 4
10768_1326_P3_Adoptable Surface Water Sewer Long Sections-Network 1_Sht 3 of 4
10768_1327_P2_Adoptable Surface Water Sewer Long Sections-Network 2_Sht 4 of 4
10768_1501_P7_Main Drainage Details Sht 1 of 7
10768_1502_P8_Main Drainage Details Sht 2 of 7
10768_1503_P4_Main Drainage Details Sht 3 of 7
10768_1504_P8_Main Drainage Details Sht 4 of 7
10768_1505_P6_Main Drainage Details Sht 5 of 7
10768_1506_P3_Main Drainage Details Sht 6 of 7
10768_1507_P2_Main Drainage Details Sht 7 of 7
10768_1601_P12_Site Drainage Sht 1 of 7
10768_1602_P12_Site Drainage Sht 2 of 7
10768_1603_P10_Site Drainage Sht 3 of 7
10768_1604_P11_Site Drainage Sht 4 of 7
10768_1605_P11_Site Drainage Sht 5 of 7
10768_1606_P11_Site Drainage Sht 6 of 7
10768_1607_P11_Site Drainage Sht 7 of 7
10768_1610_P3_Overland Flow Routes
10768_1611_P4_Impermeable Areas Contributing to Surface Water Network
10768_1620_P11_Adoptable Manhole Schedules
10768_1630_P5_Detention Basin Sections-Detention Basin 1
10768_1631_P5_Detention Basin Sections-Detention Basin 2
10768_1632_P5_Detention Basin Sections-Detention Basin 3
10768_1633_P5_Detention Basin Sections-Detention Basin 4
10768_1634_P3_Detention Basin Sections-Detention Basin 5
10768_1635_P4_Detention Basin Sections-Detention Basin 6
10768_1636_P4_Detention Basin Sections-Detention Basin 7
10768_1637_P5_Diverted Ditch Sections
10768_1638_P5_Culverted Section of Diverted Ditch Detail
10768_1639_P3_Site Sections Proposed Flood Bund Sheet 1
10768_1640_P3_Site Sections Proposed Flood Bund Sheet 2
10768_1641_P1_Pond Signs Details
10768_1701_P1_Private Drainage Construction Details Sht 1 of 2
10768_1702_P3_Private Drainage Construction Details Sht 2 of 2
10768_1821_P10_Site Levels & Contours Sht 1
10768_1822_P10_Site Levels & Contours Sht 2
10768_1823_P10_Site Levels & Contours Sht 3
10768_1824_P11_Site Levels & Contours Sht 4

10768_1825_P11 Site Levels & Contours Sht 5
10768_1826_P5 Site Levels & Contours Sht 6

All drainage must be completed in accordance with the approved plans above. Any changes must be re-submitted to the Local Planning Authority.

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 stylized flourish and a period.

Neil Crowther
Group Head of Planning