

Rural Associates
Yapton Lodge
North End Road
Yapton
Arundel
BN18 0DT

Date: 25th March 2021

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: WA/106/20/DOC

Dear Mr Carver,

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 WA/22/15/OUT relating to Condition Nos 6 - materials & finishes, 10 - hard & soft landscaping, 11(a) - protection of retained trees, 12 - surface water drainage, 14 - maintenance & managements of SuDs, 15 - foul drainage and 20(d) - forecourt layout, drainage, position & intensity of lighting fitments.

GTR Ltd Arundel Road Fontwell Arundel BN18 0SB

Notification regarding the above application:

Condition Number 20

The following applies to the commercial area of the development as identified in the phasing plan submitted under condition 5 above:

- a.) No commercial vehicles (not including private vehicles solely in use for the private use of staff or visitors) shall be operated within the commercial area of the development except between the hours of: 07.00 and 19.00 hours on Mondays to Fridays inclusive; 07.00 and 13.00 hours on Saturday, not at any time on Sundays or Public Holidays;
- b.) deliveries and dispatches by commercial vehicles to and from the commercial area of the development shall only be made to or from the site between the hours of 07.00 - 19.00 hours Monday to Friday, 08.00 - 13.00 hours on Saturday and at no time on Sundays, Bank or other Public Holidays;
- c.) no raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the commercial area of the development except within the buildings or storage areas approved by the local planning authority.
- d.) prior to construction of the commercial area of the development, details of the forecourt layout and drainage and the position and intensity of all lighting fitments for the commercial uses within this area shall be submitted to and approved in writing by the local planning authority.

When in operation all lighting shall be operated in accordance with the approved details. The approved drainage provision shall be implemented prior to the commercial area of the development coming into

operation.

Decision:

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

The forecourt is an integral part of the site and insufficient information has been submitted to demonstrate that the site will be satisfactorily drained.

A detailed drainage strategy for the light industrial area is required, including details of the type of drainage basin (attenuation or infiltration), details of the SW connections, SW outfalls (discharge points) and the level of water quality treatment must be suitable for the land use (B1 (b)/(c)) with reference to the CIRIA SuDS Manual.

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