

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

Date: 9th April 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 12

Prior to the commencement of construction works on each phase of the development, full details of the proposed surface water drainage scheme shall be 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 the Construction Industry Research and Information Association. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365 standards, or similar approved standards, 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 implemented scheme shall be maintained in good working order in perpetuity.

Decision:

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