

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

Date: 27th January 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: WA/88/21/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 APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 12 - surface water drainage, 14 - maintenance & management of SuDs, 15 - foul drainage, 19 - Construction Management Plan (to incl Construction Traffic Management Plan), 20(d) - forecourt layout & drainage & intensity of all lighting, 21 noise, 25 - Travel Plan and 26 - Non-Motorised Users Audit.

Global Technologies Racing Ltd Arundel Road Fontwell 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 fittings 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 drainage details are yet to be discharged and in this case Condition 20(d) requires the approval of drainage details associated with the forecourt. Given the outstanding objections in regards to the drainage layout this condition cannot be discharged at this time. In order to overcome this refusal the following points should be addressed:

1. Permeable paving extents are not very clearly shown, a small insert layout is provided on one layout only. Permeable paving extents should be clearly shown on all layouts.
2. Catchpits still have not been provided upstream of connections into permeable paving sub-base. Stating that there will be filter socks is insufficient. We acknowledge that the filter socks will prevent silt ingress into the sub-base, however over time the permeability of the filter material will decrease as silt builds up on it, with no easy means of maintenance.
3. It is not possible to review if appropriate cap volume depths have been applied to calculations without a more detailed construction detail drawing of the permeable paving.
4. Construction detail drawings should be site specific. So there should not be a hydrobrake included on details. Construction details of the infiltration basin should be provided including the headwalls into this.
5. Permeable paving construction detail drawing should fully detail the entire construction.

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 read 'NC', followed by a small dot.

Neil Crowther
Group Head of Planning