

Bluestone Planning
Suite 5 Enterprise Centre
41/42, Shrivenham 100 Business Park
Majors Road
Watchfield
SN6 8TZ

Date: 19th November 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: Y/101/20/DOC

Dear Miss Redford,

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 Y/61/19/PL relating to Condition Nos 3 -
surface water drainage, 4 - maintenance & management of SuDs system and 6 - hard & soft
landscaping.
Yapton Metal Company Burndell Road Yapton BN18 0HP

Notification regarding the above application:

Condition Number 3

No part of the development shall be first occupied until full details of the proposed surface water drainage scheme have been 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish 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.

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 details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM2 and WDM3 of the Arun Local Plan.

Decision:

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

The details submitted in respect of the proposed surface water drainage scheme, namely the following items have been appraised by the Councils Drainage Engineers, are considered to be acceptable and satisfy the requirements of the condition.

Dwg 19-167/001, the Surface Water Drainage Strategy, dated 02/10/20; and
Dwg No 19-167/004, Construction Details, dated 02/10/20.

Note, for future applications we would expect to see a Class Z pipe bed and surround (full concrete surround) for pipes laid at this depth under vehicular areas. However, given that all other previous points have been met, and given the prolonged consultation stage it will be overlooked in this instance.

The condition is therefore discharged on the understanding that the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

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