Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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Henry Adams
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 22nd February 2023

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:
Our Ref: Y/141/22/DOC

Dear Mr Denton,

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/107/21/PL relating to Condition Nos 3 - flint flooring, stall dividers, exposed brick walls, timber ceiling and first floor of Barn 1 - 4 - details of repurposing flint flooring and materials, 5 - surface water drainage, 6 - details of new external doors and windows, 7 - details of exposed beams and joists, 8 - location of gas/electricity metres, 9 - boundary treatments, 10 - samples of materials for paving and 14 - electric vehicle charging.

Stakers Farm North End Road Yapton BN18 0DU

Notification regarding the above application:

Condition Number 5

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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 DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

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

The Council's Drainage Engineers objected to the discharge of the condition on the grounds as there are several points which require resolving prior to discharge (consultation response dated 20/09/22). The applicant submitted amended drawings and further information on 14/11/22 and Drainage Engineers were re-consulted and provided their comments on 08/12/22. They requested further information that has not been provided by the applicant. Drainage Engineers strongly oppose any proposed connection of surface water to the foul sewer. This view is accepted.

For the above reason the condition 5 cannot be discharged and you will need to make a revised submission.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning