

RDVaDesign  
9 Oak End  
Arundel  
BN18 9JE

Date: 12th January 2022

Please ask for: Amber Willard

Tel: 01903 737500 x37445

Your Ref:

Our Ref: Y/174/21/DOC

Dear Mr Vickery,

**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 Y/66/21/HH relating to condition 3-surface water drainage.**

**Pandora Bilsham Road Yapton BN18 0JU**

Notification regarding the above application:

**Condition Number 3**

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 **APPROVE details reserved by this condition**

Engineers have been consulted and recommend that the condition is discharged. This condition is discharged in so far as submission of details relates and refers to the following submitted information:

MGS - Y/66/21-rev02 Construction details

MGS - Y/66/21-rev02 Surface Water Drainage

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