

Smith Simmons & Partners
15 West Pallant
Chichester
PO19 1TB

Date: 6th April 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: Y/17/21/DOC

Dear Mrs Simmons,

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/121/19/PL relating to Condition No 10 - surface water drainage and 11 - maintenance & management of surface water drainage.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 10

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**

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.

424795.01P4 Steddles Yapton Drainage GA dated 31/03/2021
424795.02P4 Steddles Yapton Drainage Details

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