

Barratt David Wilson Southern
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 3rd March 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/185/21/DOC

Dear Mr Havis,

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 reference Y/92/17/OUT relating to Condition
Nos 9 - surface water drainage, 10 - maintenance & management of surface water drainage, 11 -
updated copy of management manual and 27 levels.
Land East of Drove Lane Yapton BN18 0EB

Notification regarding the above application:

Condition Number 9

Prior to the approval of any reserved matter full details of the proposed surface water drainage scheme shall be submitted to and approved in writing by the local planning authority, and shall include;

- Winter groundwater monitoring to established 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.
- Details of any discharge of any flows to watercourses, the culverting or diversion, infilling or obstruction of any watercourses on the site.
- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

No building shall be occupied in any phase until the complete surface water drainage system serving it 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 D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences and to protect existing watercourses prior to the commencement of development.

Decision:

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

This condition cannot be discharged at the current time as you have not provided sufficient information to respond to the Drainage Engineer's initial concerns. It is noted that landscaping plans showing drainage features and Root Potential Areas had been requested but those that were provided did not have the root potential areas marked on or adequately indicate drainage features. Furthermore, additional root barriers have been indicated despite Engineers advising that these are not generally supported. Such barriers may be accepted as a last resort only when the majority of conflicting trees have been repositioned. Please resubmit together with the requested information.

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