

M Hopkins
Jardin
Marshall Close
Barnham
West Sussex
PO22 0DQ

Date: 17th April 2020

Please ask for: Finlay Gardner

Tel: 01903 737915

Your Ref:

Our Ref: Y/21/20/DOC

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of details reserved by condition following the grant of Y/22/17/PL relating to conditions 3-schedule of materials & finishes & 8-surface water drainage details.

Land rear of 2,4,& 6 Gladstone Road Yapton BN18 0JP

Notification regarding the above application:

Condition Number 8

Development shall not commence 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 GEN7 and GEN9 of the Arun District Council 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**

Following the comments of the Drainage Engineer the condition can be discharged in accordance with the email dated 08/04/2020. The discharge of the condition is also in line with the implementation of the surface water drainage SK3 and Construction details D5.2

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning