

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

Date: 29th April 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/38/22/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 ref Y/92/17/OUT relating to Condition Nos 9 - surface water drainage; 10 - maintenance & management of surface water drainage system; 11 - surface water management and 27 - levels.

Land At Drove Farm Drove Lane Yapton 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 **APPROVE IN PART details reserved by condition**

The following details submitted in respect of the proposed surface water drainage scheme, have been appraised by the Councils Drainage Engineers, are considered to be acceptable and partially satisfy the requirements of the condition. The surface water drainage scheme must be implemented in accordance with the approved details and permanently retained in good working order thereafter:

Surface Water Drainage Strategy 1 PLN_1_4080 Rev Q
Surface Water Drainage Strategy 2 PLN_1_4081 Rev Q
Surface Water Drainage Strategy 3 PLN_1_4082 Rev Q
Surface Water Drainage Strategy 4 PLN_1_4083 Rev Q
Surface Water Drainage Strategy 5 PLN_1_4084 Rev P
SuDs Sections 1 of 3 Dwg No PLN-1-4085 Rev C
SuDs Sections 2 of 3 Dwg No PLN-1-4086 Rev D
SuDs Sections 3 of 3 Dwg No PLN-1-4087 Rev E
Existing Ditch Riparian Rights Plan Dwg No PLN_1_4088 Rev B
Details of Exceedance Routes Dwg No PLN_1_4100 Rev F
Typical SuDs Details 1 of 2 Dwg No PLN_1_4101 Rev J
Road & Sewers Catchment Plan Dwg No PLN_1_4102 Rev F
Typical SUDS Details 2 of 2 PLN_1_4103 Rev L
Drainage Construction Details 1 of 2 Dwg No PLN_1_4205 Rev B
Drainage Construction Details 2 of 2 Dwg No PLN_1_4206 Rev A
Private Drainage Details 1 of 3 Dwg No CIV-1-4020 Rev D
Ordinary Watercourse Consent Plan CIV-1-4064 Rev C
Drainage SuDs Feature Liner Layout Dwg No CIV-1-4080 Rev A
Pond 2 Basin Setting Out & Details Dwg No CIV-1-4081 Rev A
Pond 3 Basin Setting Out & Details Dwg No CIV-1-4082 Rev D
Pond 4 Basin Setting Out & Details Dwg No CIV-1-4083 Rev D
Pond 5 Basin Setting Out & Details Dwg No CIV-1-4084 Rev D
Pond 6 Basin Setting Out & Details Dwg No CIV-1-4085 Rev D
Pond 7 Basin Setting Out & Details Dwg No CIV-1-4086 Rev D
Pond 7A Setting Out & Details Dwg No CIV-1-4087 Rev D
Storage Tank Setting Out & Details Sheet 1 of 2 Dwg No CIV-1-4088 Rev A
Storage Tank Setting Out & Details Sheet 2 of 2 Dwg No CIV-1-4089 Rev A
Enhanced Swale 3 Setting Out & Details Dwg No CIV-1-4090 Rev C
Enhanced Swale 4 Setting Out & Details Dwg No CIV-1-4091 Rev C
Enhanced Swale 5 Setting Out & Details Sheet 1 of 4 Dwg No CIV-1-4092 Rev C
Enhanced Swale 5 Setting Out & Details Sheet 2 of 4 Dwg No CIV-1-4093 Rev C
Enhanced Swale 5 setting Out and Details Sheet 3 of 4 Dwg No CIV-1-4094 Rev C
Enhanced Swale 5 Setting Out and Details Sheet 4 of 4 Dwg No CIV-1-4095 Rev C
Ordinary Watercourse Consent Eastern Ditch Details CIV-1-4118 Rev C
Detailed Soft Landscape Proposals JBA19/291-01 Rev O
Detailed Soft Landscape Proposals JBA19/291-02 Rev O
Detailed Soft Landscape Proposals JBA19/291-03 Rev O
Detailed Soft Landscape Proposals JBA19/291-04 Rev O
Detailed Soft Landscape Proposals JBA19/291-05 Rev O
Detailed Soft Landscape Proposals JBA19/291-06 Rev O
Detailed Soft Landscape Proposals JBA19/291-07 Rev O
Detailed Soft Landscape Proposals JBA19/291-08 Rev O
Detailed Soft Landscape Proposals JBA19/291-09 Rev O
Detailed Soft Landscape Proposals JBA19/291-10 Rev O
Tree Pit Detail in Soft Landscape Next to PCC Edge with Root Barrier Dwg No JBA 19/291-DT2
Tree Pit Detail in Soft Verge with Root Barrier Dwg No JBA 19/291-DT3

Tree Pit Detail in POS in Proximity to Lined Attenuation Feature Dwg No JBA 19/291-DT4
Tree Pit Detail in Soft Verge Adjacent to Highway Dwg No JBA 19/291-DT5
Surface Water Drainage Statement Addendum Ref 133647-SWDS-01C

Note that this approval also authorises changes to the approved landscaping scheme as per the above listed plans.

A further submission will need to be made in respect of the other parts of the condition. As previously agreed, the effect of this partial discharge will be to allow you to commence the development (up to occupation) on the added proviso that you complete the on-site surface water drainage first. This decision will not permit the occupation of any home until the off-site works have been designed, agreed and implemented as per the remaining parts of the condition.

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