

Mrs Lara Mackendrick
Rookery Cottage
Hoe Lane
Flansham
Bognor Regis
PO22 8NT

Date: 13th July 2020

Please ask for: Amber Willard

Tel: 01903 737500 x37445

Your Ref:

Our Ref: Y/50/20/DOC

Dear Mrs Mackendrick,

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/72/19/HH relating to Condition No 3 - surface water drainage.

Rookery Cottage Hoe Lane Flansham PO22 8NT

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**

Following comments from our drainage department, this condition is discharged in so far as submission of details relates and refers to the

following submitted information:

- Engineering Layout- Drainage and Level Design - D1828-002 Rev B
- Blind Ditch - Cross Section - D1828-003
- Method Statement for Ordinary Watercourse Works
- Surface Water Drainage Statement

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.

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Neil Crowther
Group Head of Planning