



Arun District Council
Arun Civic Centre
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Philips Surveyors LLP
78 Lower Street
Pulborough
RH20 2AA

Your Ref: Y/52/17/DOC

Please ask for:

Mr S Davis

07 March 2018

Dear Mr M Brockhurst

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details imposed under planning permission Y/5/16/PL relating to
Condition 3 (Surface water drainage scheme), 4 (Landscaping scheme), 5 (Tree/root protection & 6
(materials of walls and roofs)
Longacre Maypole Lane, Yapton,

Notification regarding the above application:

Condition Number 3

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.

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.

1937-14-PD-01 "Permeable Driveway Gravel Retention";
17-1779-01 Rev B "External Surface Water Strategy";
17-1779 Rev C Soakaway Calculations;
17-1779 Rev A Stormwater Drainage Report;
17-1779 Rev A Sustainable Drainage Management Plan;
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1937-14-TST-01 Typical Silt Trap Catchpit;
1937-14 Groundwater Monitoring Log 2017;
17-1779 Soakaway & Driveway;
17-1779 Rev B Rear Drainage Design Report; and
17-1779 Rev A Front Drainage Design Report.

The condition is therefore discharged only insofar as it relates to the single holiday cottage shown on the submitted plans and a further approval would be required if at some point in the future, the applicant wishes to implement the second holiday cottage.

This approval is also given 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