

Thakeham Partnerships Ltd  
Thakeham House, Summers Place  
Stane Street  
Ash  
RH14 9GN

Date: 8th February 2024

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: Y/70/22/DOC

Dear Miss Sutcliffe,

**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/91/17/OUT relating to Condition Nos 9 - surface water drainage and 27 - levels.**

**Land at Bilsham Road Yapton**

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 details reserved by this condition**

Condition 9 is discharged insofar as it relates to Surface Water drainage as shown on the following drawings:

- D1956 Floation Calculations Rev 2
- D1956 Run off rate Calculation Sheet Rev 1
- D1956 SW Calcs Rev 1
- D1956 SW Network (Oct 22)
- D1956-10-100 Geotechnical Investigation Locations
- D1956-12-100 Road Longitudinal Sections
- D1956-12-101 Road Longitudinal Sections
- D1956-12-102 Road Longitudinal Sections
- D1956-12-103 Road Longitudinal Sections
- D1956-12-104 Road Longitudinal Sections
- D1956-12-200 Manhole Schedules
- D1956-12-201 Manhole Schedules
- D1956-12-202E Manhole Schedules
- D1956-13-100H Proposed Drainage Layout
- D1956-13-101G Proposed Drainage Layout
- D1956-13-102F Proposed Drainage Layout
- D1956-13-200B Proposed Levels Layout
- D1956-13-201B Proposed Levels Layout
- D1956-13-202B Proposed Levels Layout
- D1956-13-300C Proposed Permeable Paving Formation Levels
- D1956-13-301C Proposed Permeable Paving Formation Levels
- D1956-13-302B Proposed Permeable Paving Formation Levels
- D1956-15-100B-S104 Construction Details
- D1956-15-101A-S104 Construction Details
- D1956-15-102A-S104 Construction Details
- D1956-15-1-Drainage Details
- D1956-15-2A-Drainage Details
- D1956-15-3B-Drainage Details
- D1956-15-20-Basin Sections
- D1956-15-21B-Basin Sections
- D1956-15-22-Basin Sections
- D1956-PH2-15-400 - Proposed ditch crossing
- D1956-17-501A - S104 Agreement Plan
- D1956-17-601 - Site Location Plan
- D1956-18-100A Proposed Impermeable Areas
- D1956-18-101A Proposed Impermeable Areas
- D1956-18-102A Proposed Impermeable Areas
- D1956-19-100A Exceedance Flow Routes
- D1956-19-101A Exceedance Flow Routes
- D1956-19-102A Exceedance Flow Routes

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

Yours sincerely

Neil Crowther  
Group Head of Planning

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