

Vistry Homes South East
Linden House
Guards Avenue
Caterham
CR3 5XL

Date: 15th December 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: Y/72/21/DOC

Dear Miss Curry,

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 APP/C3810/V/16/3158261 (Y/19/16/OUT)
relating to Condition No 5 - surface water drainage
Land off Burndell Road Yapton BN18 0GG

Notification regarding the above application:

Condition Number 5

Annexe A - Conditions

Development shall not commence until full details of the proposed surface water drainage scheme, including maintenance and management, have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in accordance with details of the scheme in perpetuity.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The proposed pumped solution to surface water drainage is contrary to the Councils policies on sustainable drainage. However, the applicant has now appropriately evidenced that the alternatives are not practicable or feasible.

These alternatives would involve either (a) the demolition of existing occupied homes & redevelopment of existing built areas of the site or (b) the widening of existing ditches on the eastern side of the site requiring agreement for several third party land owners and result in harm to high amenity trees & potentially also to wildlife species.

As such, in view of the particular circumstances of this site, the Local Planning Authority has decided to agree the pumped solution and therefore hereby re-discharges the condition subject to the following

approved plans and documents:

"Drainage Technical Note" 17/09/21;
Dwg 18-070/103 Rev R Preliminary Engineering Layout;
Dwg 18-070/104 Rev D General Arrangement;
Dwg 18-070/105 Rev F Overland Flow Route;
Dwg 18-070/108 Adoptable Drainage Construction Details 1 of 2;
Dwg 18-070/109 Adoptable Drainage Construction Details 2 of 2;
Dwg 18-070/110 Rev C Private Drainage Construction Details Sheet 1 of 2;
Dwg 18-070/111 Rev A Private Drainage Construction Details Sheet 2 of 2;
Dwg 18-070/112 Rev C Private Highways Construction Details;
Dwg 18-070/113 Rev E Outfall Catchment Plan;
Dwg 18-070/114 Rev D Attenuation Pond Details;
Dwg E133119_02 Rev D Attenuation Tank 2 Detail;
Dwg E133119_01 Rev D Attenuation Tank 1 Detail; and
"Drainage Strategy Technical Note inc Maintenance Details" (Rev J).

The condition is therefore fully discharged insofar as the submission of details relates and 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' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning