

MatPlan Ltd
7 Siskin Gate
Bracknell
RG12 8BF

Date: 31st October 2019

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/75/19/DOC

Dear Mr Utting,

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/5/17/OUT relating to Condition Nos 11 - drainage strategy, 12 - protect existing public sewer, 13 - surface water drainage scheme, 15 - SuDs system and 30 - 10% energy supply from decentralised & renewable sources.

Cinders Lane Nursery And Works To The Rear Cinders Lane Yapton BN18 0JJ

Notification regarding the above application:

Condition Number 13

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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

Decision:

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

The following details submitted in respect of the proposed surface water drainage scheme, have been appraised by the Council's Drainage Engineers, are considered to be acceptable and satisfy the requirements of the condition:

- Engineering Detail Drainage Layout Dwg No 502-01 Rev C;
- Engineering Detail Drainage Layout Dwg No 502-02 Rev D;
- Engineering Details Longitudinal Sections Dwg No 503-01 Rev D;
- Engineering Details Existing Track Longitudinal Sections Dwg No 503-02 Rev C;
- Engineering Details Existing Access Track Cross Sections (Sheet 1) Dwg No 503-03 Rev D;
- Engineering Details Existing Access Track Cross Sections (Sheet 1) Dwg No 503-04 Rev D;
- Engineering Details Standard Construction Details Dwg No 501-01 Rev B;
- Engineering Details Standard Construction Details Dwg No 501-02 Rev B;
- Engineering Details Standard Construction Details Dwg No 501-03 Rev A; and
- Engineering Details Standard Construction Details Dwg No 501-04 Rev B.

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' followed by a flourish and a period.

Neil Crowther
Group Head of Planning