THAKEHAM

PARTNERSHIPS

Mr S Davis
Arun District Council
Civic Centre
Maltravers Road
West Sussex
BN17 5LF

26 April 2023

Dear Simon,

Re: Submission of details to discharge Conditions 9, 10, 11 and 16 of planning permission AL/21/20/OUT.

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-12116714, which relates to the submission of details to support the discharge of Condition 9,10,11 and 16 of planning permission AL/21/20/OUT at Land North of Lee's Yard, Lidsey Road, Woodgate, PO20 3SU ('the Site').

Condition 9:

"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 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."

Submitted supporting documents for Condition 9:

- C042-RWC-WD-ZZ-D-C-2100 P02 - Proposed Drainage
- C042-RWC-WD-ZZ-D-C-2131 P01 - Proposed Drainage Construction Details Sheet 1
- C042-RWC-WD-ZZ-D-C-2132 P01 - Proposed Drainage Construction Details Sheet 2
- C042-RWC-WD-ZZ-D-C-2133 P02 - Proposed Drainage Construction Details Sheet 3
- C042-RWC-WD-ZZ-D-C-2134 P02 - Proposed Drainage Construction Details Sheet 4
- C042-RWC-WD-ZZ-D-C-2103 P01 - Proposed Levels
- C042-RWC-WD-ZZ-D-C-2101 P01 - Impermeable Areas Plan
- C042-RWC-WD-ZZ-D-C-2110 P01 - Proposed Kerbs and Surfacing
- C042-RWC-WD-ZZ-D-C-2121 P02 - Proposed Road and Pavement Construction Details Sheet 1
- C042-RWC-WD-ZZ-D-C-2191 P01 - Existing Flood Exceedance Plan
- C042-RWC-WD-ZZ-D-C-2192 P01 - Proposed Flood Exceedance Plan
- C042-RWC-WD-ZZ-D-C-2193 P01 - Ground Water Locations

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- C042-RWC-WD-ZZ-D-C-2194 P02 - Proposed Attenuation Basin Sections
- F-52771-0 - Aquacell Core R Data Sheet
- Greenfield runoff rate estimation - members _ UK SuDS 14/04/2023
- Lee's Yard, Woodgate, West Sussex - Surface Water Network Calculations v2.0 25/04/2023
- Lee's Yard, Woodgate - Basin Buoyancy Drainage Calculations
- Lee's Yard, Woodgate - Crate Storage Buoyancy Drainage Calculations
- Gas and Groundwater monitoring letter (Ref: KT/22/LP2616/GRA)
- Shallow Soakage Testing Issue 2 (Ref: LP2616/SST/2)
- Additional Investigation Issue 1 (Ref: LP2616/Ph2/1)
- Phase II Site Investigation Report (Ref: LP2616/SI/2)

Condition 10:

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site."

Submitted supporting documents for Condition 10:

- C042-RWC-WD-ZZ-D-C-2100 P02 - Proposed Drainage
- C042-RWC-WD-ZZ-D-C-2131 P01 - Proposed Drainage Construction Details Sheet 1
- C042-RWC-WD-ZZ-D-C-2132 P01 - Proposed Drainage Construction Details Sheet 2
- C042-RWC-WD-ZZ-D-C-2133 P02 - Proposed Drainage Construction Details Sheet 3
- C042-RWC-WD-ZZ-D-C-2134 P02 - Proposed Drainage Construction Details Sheet 4

Condition 11:

"Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual."

Submitted supporting documents for Condition 11:

- 3195_004_001 – Drainage Maintenance Schedule 19/04/2023

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Condition 16:

"Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details."

Submitted supporting documents for Condition 16:

- 3195_004_001 – Drainage Maintenance Schedule 19/04/2023
- C042-RWC-WD-ZZ-D-C-2100 P02 - Proposed Drainage
- C042-RWC-WD-ZZ-D-C-2131 P01 - Proposed Drainage Construction Details Sheet 1
- C042-RWC-WD-ZZ-D-C-2132 P01 - Proposed Drainage Construction Details Sheet 2
- C042-RWC-WD-ZZ-D-C-2133 P02 - Proposed Drainage Construction Details Sheet 3
- C042-RWC-WD-ZZ-D-C-2134 P02 - Proposed Drainage Construction Details Sheet 4
- C042-RWC-WD-ZZ-D-C-2103 P01 - Proposed Levels
- C042-RWC-WD-ZZ-D-C-2102 P02 - Proposed Drainage Maintenance Plan

We trust that the documents provided are adequate to meet the Council's requirements to discharge the relevant conditions. Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Rhett Flashman
Graduate Planner