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Planning Portal Ref: PP-03554719  
Our Ref: RM-G/SP/15901

Mr. C. Cronin  
Planning Department  
Arun District Council  
First Floor  
Arun Civic Centre  
Maltravers Road  
Littlehampton BN17 5LF

6<sup>th</sup> August 2014

Dear Mr Cronin,

**APPLICATION TO DISCHARGE CONDITIONS 3(F), 4(F), 5(F), 6(F), 7(F), 17(O), 18(O), 19(O) AND 20(O) ATTACHED TO APPLICATION REF. A/125/13. DEVELOPMENT OF LAND TO THE WEST OF MILL LANE AND SOUTH OF THE A259, RUSTINGTON**

On behalf of our client, Store Property Investments Limited, please find enclosed an application to discharge conditions attached to planning permission ref. A/125/13, which was approved by the Council on 13<sup>th</sup> June 2014. The application description is as follows:

*'Hybrid planning application for the development of the site to provide in outline with all matters reserved apart from access and landscaping up to 3365 sqm A1 retail use (including parking) and full planning for 3947 sqm and Sui Generis vehicular floorspace (including ancillary facilities, landscaping and parking) including workshops, MOT facility, car valeting & car storage. New access from the A259 – Departure from the Development Plan. Also within the parish of Rustington.'*

The details enclosed within this application relate to pre-commencement conditions 3, 4, 5, 6 and 7 relating to the 'full' matters within the planning application and conditions 17, 18, 19 and 20 relating to the 'outline' matters. This application has been submitted via Planning Portal. A cheque made payable to Arun District Council for £97.00 has been sent under a separate cover.

| Condition                                            | Number | Full/Outline |
|------------------------------------------------------|--------|--------------|
| Surface Water Drainage Scheme                        | 3      | Full         |
| Information Regarding the Discharge into Watercourse | 4      | Full         |
| Maintenance and                                      | 5      | Full         |

|                                            |    |         |
|--------------------------------------------|----|---------|
| Management of SUD's System                 |    |         |
| Water Maintenance Access                   | 6  | Full    |
| Foul and Surface Water Sewerage Disposal   | 7  | Full    |
| Surface Water Drainage Scheme              | 17 | Outline |
| Maintenance and Management of SUD's System | 18 | Outline |
| Water Maintenance Access                   | 19 | Outline |
| Foul and Surface Water Sewerage Disposal   | 20 | Outline |

### **Full Matters:**

### **Condition 3 – Surface Water Drainage Scheme**

Condition 3 states:

*'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 the 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.'*

Pursuant to condition 3, please find enclosed a Drainage Strategy (Rev A: 6<sup>th</sup> August 2014) prepared by CTP. The document details the proposed sustainable drainage solution for the site having regard to the characteristics of the site.

### **Condition 4 – Information Regarding the Discharge into Watercourse**

*'The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flow to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values'*

Pursuant to Condition 4, please find enclosed a Drainage Strategy Report (Rev A: 6<sup>th</sup> August 2014) prepared by CTP. The report details the consultation to date seeking to obtain consent from Arun District for the discharge of flows to watercourses.

#### **Condition 5 – Maintenance and Management of SUD's System**

*'Development shall not commence until full details of the maintenance and management of the SUD's 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 manufacturers recommended design life, Upon completed construction of the SuD's System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual'*

Pursuant to Condition 5, please find enclosed a SUDs maintenance manual for the site by MLM (TC/615823: 4 August 2014). The manual includes details of how the SUDs system will be maintained and has been produced in consultation with Engineers at Arun District Council.

#### **Condition 6 – Water Maintenance Access**

*'The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.*

*No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.'*

Pursuant to Condition 6, the Drainage Strategy (Rev A: 6<sup>th</sup> August 2014) prepared by CTP details the current arrangements for access and maintenance to the watercourse. The development has been designed to ensure that there is no built development on the cast-way area and a gate has been provided in the boundary treatment. This represents a substantial improvement compared to the existing access arrangements for the maintenance.

#### **Condition 7 – Foul and Surface Water Sewerage Disposal**

*'Construction shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development will be carried out to comply with the agreed scheme'*

Pursuant to Condition 7, please find enclosed Drainage Strategy (Rev A: 6<sup>th</sup> August 2014) prepared by CTP which details the means of foul and surface water sewerage disposal. All foul and surface water sewerage disposal on the site will be carried out according to this document.

## **Outline:**

### **Condition 17 – Surface Water Drainage Scheme**

*'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 recommendation of the NPPF and 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 system serving the property has been implemented in accordance with the agreed details'*

Pursuant to condition 17, please find enclosed a Drainage Strategy Report (Rev A: 6<sup>th</sup> August 2014) prepared by CTP. The document details the proposed sustainable drainage solution for the site having regard to the characteristics of the site.

### **Condition 18 - Maintenance and Management of SUD's System**

*'Development shall not commence until full details of the maintenance and management of the SUD's system is set out in a site-specific maintenance manual and submitted to and approved, and approved in writing by the Local Planning Authority. The development will then be carried out to comply with the agreed maintenance manual'*

Pursuant to Condition 18, please find enclosed a SUDs maintenance manual for the site prepared by CTP. The manual includes the maintenance arrangements for the schemes major components including:

- Permeable pavements;
- Attenuation tanks;
- Flow controls;
- Oil/petrol intercepts; and
- General maintenance.

### **Condition 19 - Water Maintenance Access**

*'The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert crossing or abutting the site has been submitted to and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking repair and maintenance responsibilities of any watercourse on or adjacent to the site.'*

Pursuant to Condition 19, the Drainage Strategy (Rev A: 6<sup>th</sup> August 2014) prepared by CTP details the current arrangements for access and maintenance to the watercourse. The development has been designed to ensure that there is no built development on the cast-way area and a gate has been provided in the boundary treatment. This represents a substantial improvement compared to the existing access arrangements for the maintenance.

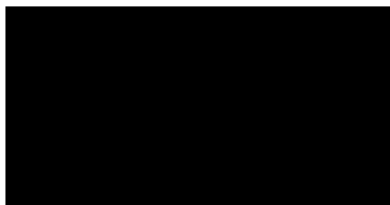
## **Condition 20 – Foul and Surface Water Sewerage Disposal**

*'Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water. The development will then be carried out to comply with the agreed scheme'*

Pursuant to Condition 20, please find enclosed Drainage Strategy (Rev A: 6<sup>th</sup> August 2014) prepared by CTP which details the means of foul and surface water sewerage disposal. All foul and surface water sewerage disposal on the site will be carried out according to this document.

We trust that everything has been submitted to allow you to validate this application, and I look forward to receiving confirmation of this in due course. In the meantime if you require any further information please do not hesitate to contact me.

Yours sincerely



**Serena Page**  
**Senior Associate Director**

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