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Our Ref: 120/24/CF

26th July 2024

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Kathryn Welch,

Discharge of conditions 4 (Materials), 15 (Surface Water Drainage), 17 (Maintenance and Management of Surface Water Drainage System) and 25 (Employment and Skills Plan) of application No. A/153/22/OUT

I am instructed by the applicant to submit this application for the discharge of conditions 4, 15, 17 and 25 of application A/153/22/OUT relating to Outline consent for up to 20 dwellings with all matters reserved (except for access).

Condition 4 (Materials)

Condition 4 says:

''No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.''

Please find attached a schedule of materials supported by the rendered elevational drawings showing where the materials would be.

As will be seen from the details a range of materials is proposed that would be in keeping with the variety found in the surrounding area.

Condition 15 (Surface Water Drainage)

Condition 15 says:

''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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. 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 / No part of the extended 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.''

This is a revised submission in relation to condition 15, addressing the matters previously raised by the Council's Drainage Engineer. The following documents are submitted in support of the discharge of condition 15:

- Sustainable Drainage Report (July 2024) Arc Engineers
- Tracker showing changes made to address earlier comments by Council's Drainage Engineers

This report provides a comprehensive drainage strategy based on the latest layout that has been submitted for reserved matters consent. The strategy provides for a range of infiltration options such as permeable surfaces and soakaways following the drainage hierarchy. For ease of reference the tracker shows the changes made to address the initial comments.

Condition 17 (Maintenance and Management of Surface Water Drainage System)

Condition 17 says:

''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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with polices W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a precommencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.''

The Sustainable Drainage Report (July 2024) by Arc Engineers, also covers the ongoing management and maintenance. Full details of the maintenance requirements are set out in Appendix J, which and provides a comprehensive management and maintenance strategy to allow for the discharge of this condition. It is also confirmed that a management company will be appointed to undertake the works.

Condition 25 (employment skills plan)

Condition says:

Prior to the commencement of development an Employment and Skills Plan for the construction phase of the development shall be submitted to and approved by the Local Planning Authority. Thereafter, the developer shall implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of the development.

The following documents are submitted in support of the discharge of condition 25:

- Employment skills plan

The above information addresses the requirements of conditions 4, 15, 17 and 25. All pre-commencement conditions can now be discharged enabling work to commence when the reserved matters application is consented.

If you require any further information, please do not hesitate to contact me.

Yours sincerely
D&M PLANNING LIMITED

CHRIS FRENCH

Enc.