

1720/04-200201
PP-08508276

FUTURE
PLANNING AND DEVELOPMENT

13 February 2020

Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir/Madam

Application for Approval of Details for Conditions 8 (SUDS Manual) and 9 (Visibility Splays) of A/132/17/OUT at Quiet Waters, Roundstone Lane, Angmering, BN16 4AX

Future Planning and Development provide planning advice to our client Gold (Angmering) Limited. On behalf of our client we are pleased to enclose details to discharge Conditions 8 and 9 of planning permission A/132/17/OUT for “*Outline application with some matters reserved for the demolition of the existing dwelling & construction of 30 No. dwellings*” approved 19 January 2018.

The application has been submitted via the Planning Portal (reference PP-08508276). The application fee of £116 has been paid via the Council’s online payment system.

Condition 8 – SUDS Maintenance and Management Manual

Condition 8 requires either an updated copy of the maintenance and management manual or written confirmation that no changes are required. The condition is given in full as follows:

Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.



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This application is supported by the 'As Built' drawings for the SUDS system (J5762 EX01 Rev M and EX02 Rev A), which are in accordance with the approved surface water drainage strategy for the site. Consequently, no changes are required to the maintenance and management manual and this submission constitutes formal written notification of this fact, in line with the requirements of the planning condition.

Also in accordance with the condition, no further changes will be made to the approved SuDS Maintenance & Management regime other than with the written consent of the Local Planning Authority and the owner or management company will strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Condition 9 – Visibility Splays

Condition 9 requires the provision of visibility splays prior to occupation of any part of the development and their maintenance thereafter. The condition is given in full as follows:

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Roundstone Lane. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

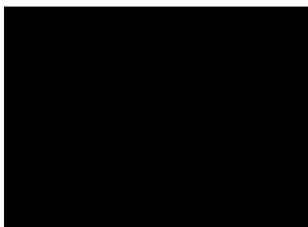
We write to confirm that the approved 2.4 metres by 43 metres visibility splays have been provided at the proposed site vehicular access onto Roundstone Lane, thus allowing occupation of the development in respect of this condition.

We confirm that these visibility splays will be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level unless otherwise agreed.

We therefore look forward to receiving your confirmation that these conditions have been discharged.

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

Yours sincerely



Chris Frost – MRTPI
Director