LNT Care Developments

Planning and Development
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

8th September 2023

Dear Sir / Madam

APPROVAL OF DETAILS RESERVED BY CONDITION ON APPLICATION REF BE/176/21/PL, THE COTTAGE, SHRIPNEY ROAD, BOGNOR REGIS, PO22 9PA (PP Ref No –PP- 12136368)

Following the grant of planning permission on the 21st October 2022 relating to the above development an Application Approval of Details Reserved by Conditions has been submitted via the Planning Portal. The application relates to the following conditions:

Condition 10 - Drainage
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 part of the 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.

The following documents are submitted in support:

- BE-50-23-DOC - The Cottage - Comment Tracker
- SRBR-BSP-ZZ-00-DR-C-SK240-P08 Drainage Strategy
- 21-0633 SW P08 Attenuation Design 2,1lisecs 45%
- SRBR-BSP-ZZ-XX-RP-C-0001-P01 Flood Risk Assessment
- SRBR-BSP-ZZ-00-DR-C-SK241-P03 Impermeable Areas Plan
- SRBR-BSP-ZZ-00-DR-C-245-P03 Private Drainage Details
- SRBR-BSP-ZZ-00-DR-C-246-P02 Private Drainage Details
- Ground Water Monitoring
- Further Infiltration Justification
- The Cottage Tree Report
- 2204023-0200-01 D Site Clearance
- 2204023-0500-01 E Proposed Drainage

I hope this provides a satisfactory level of information to validate the application. If you have any queries, please do not hesitate to contact me.

Yours faithfully

C L Howes

Miss Claire Howes BA (Hons) MA
Planning Manager