Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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LNT Construction Ltd
Helios 47
Leeds
LS25 2DY

Date: 17th November 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: BE/105/23/DOC

Dear Miss Howes,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. BE/176/21/PL Conditions(s) 10 (Drainage).
The Cottage Shripney Road Bognor Regis PO22 9PA

Notification regarding the above application:

Condition Number 10

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.

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.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following details are now acceptable and satisfy the requirements of the condition:

- SRBR-BSP-ZZ-00-DR-C-SK240 Rev P11 - Drainage Strategy.
- SRBR-BSP-ZZ-00-DR-C-SK241 Rev P01 - Proposed Permeable Area Depths.

- PO22-9PA-08A - TPZ's/Development Co-ordination Plan.
- PO22-9PA-08.1 - TPZ's/Development Co-ordination Plan Sections.
- SRBR-BSP-ZZ-00-DR-C-SK246 Rev P03 - Drainage Details.
- SRBR-BSP-ZZ-00-DR-C-SK245 Rev P04 - Drainage Details.
- SRBR-BSP-ZZ-00-DR-C-SK265 Rev P02 - Control Chamber Details.
- SHE-0075-2100-0550-2100 - Hydro-Brake Optimum Design Drawing; and
- Polystorm Deep Modular Cell Data Sheet - Issue 2 - January 2019.

The condition is fully discharged insofar as the submission of details relates and on the understanding that the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning