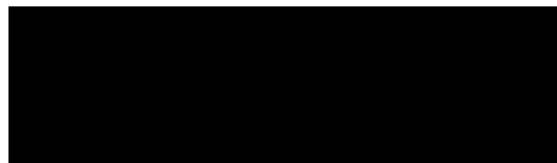




PARKER DANN

Chartered Town Planning Consultants

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Lewes, East Sussex BN7 2PE



Our Ref: - PD.2049

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

7th March 2022

Dear Sir/Madam

**Land at entrance to Waterford Gardens, Horsemere Green Lane, Climping BN17 5PQ
Erection of 2 No 3 bed dwellings with off road parking and associated landscaping
Application Reference : CM/18/19/PL**

I refer to the appeal decision to grant planning permission for the above application by decision dated 18th February 2020.

On behalf of our client, Waterford Properties Limited, we are submitting an application for the approval of details reserved by conditions 7 and 8 attached to that planning permission. This follows the Council's decision not to approve details submitted to comply with those conditions by decisions dated 24th August 2021 (Council ref : CM/33/21/DOC). The purpose of this letter is to provide the Council with further information on the documents that are enclosed with this submission.

Condition 7 states;

"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 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."

In the decision dated 24th August 2021, it was explained that the following points required resolving prior to discharge;

- inadequate ground monitoring had been undertaken;
- a full ground monitoring report needs to be provided;
- soakaways are set too deep;
- soakaways are located within the RPA of an established tree and hedging on site;

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- soakaways are located too close to an existing pond on site; and
- no construction drawings have been provided.

In response and in accordance with this condition, a revised Drainage Statement and proposed drainage layout plan (Drawing no. 201 Rev B), prepared by The Civil Engineering Practice, is submitted with this application and confirms that a revised sustainable drainage system is proposed to serve the development. The discharge of surface water to ground via infiltration is no longer proposed and instead the proposed approach is to discharge surface water at a restricted discharge to the adjacent ditch. This approach has been agreed in advance of this submission with the Council's Drainage Engineers.

The Drainage Statement provides details on the proposed system and confirms that it has been designed in accordance with the National Planning Policy Framework, its accompanying guidance and technical guidance for SuDS and the recommendations of the SuDS Manual produced by CIRIA. It has also been informed by winter groundwater monitoring and soakage testing on the site in accordance with the principles of BRE365 – the results of which also form part of the Drainage Statement. It will include storage for all storm return periods up to and including the 1:100 year rainfall event with an allowance for climate change.

Construction drawings (Drawing no. 501 Rev B) prepared by The Civil Engineering Practice are also included within this submission in response to the Council's previous decision.

On this basis, I consider that the proposed approach complies with the requirements of Condition 7.

Condition 8 states;

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

In the Council's decision dated 24th August 2021, it was explained that its Engineer had noted that due to the issues raised relating to Condition 7 a new application to provide details of the discharge of surface water into the watercourse was required via a revised submission. This information has been provided in the aforementioned documents and therefore it is considered that sufficient information has now been provided to comply with condition 8.

A Site Location Plan (Drawing no. 1769-10 Rev B : Site Plan) identifying the extent of the application site is also included as part of this application.

I look forward to receiving confirmation of the registration of the application but should the Council require any further information on this submission then please do not hesitate to let me know.

Yours faithfully

Chris Wojtulewski BA (Hons) MTP MRTPI
Director
For and on behalf of Parker Dann Ltd