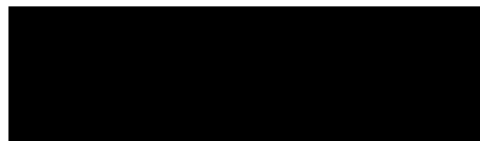




Suite S10, The Waterside Centre, North Street
Lewes, East Sussex BN7 2PE



Our Ref: - PD.2049

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

28th June 2021

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 via the Planning Portal (Planning Portal Ref : PP-09714620) for the approval of details reserved by conditions 3, 4, 7 and 8 attached to that planning permission. The purpose of this letter is to provide the Council with further information on the documents that are enclosed with this submission.

Condition 3 states;

"No development above damp proof course (DPC) level shall take place unless and until a schedule of 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 buildings."

In accordance with this condition, a Materials Schedule has been provided with our submission that identifies the materials and finishes to be used for external walls and roofs of the proposed dwellings.

Condition 4 states;

"No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority, and then retained thereafter."

In compliance with this condition the following documents form part of our submission;

- Drawing no. 1766-100 Rev A : External Works; and
- Details identifying the design of the proposed cycle store (Asguard Addition Bike Store)

Together, these documents specifically identify the proposed location and form of the cycle storage to serve the development – confirming it will be well-related to the proposed dwellings, covered and secure. On this basis, I consider the information submitted complies with this condition.

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 accordance with this condition, a Drainage Statement, prepared by The Civil Engineering Practice, is submitted with this application and confirms that a sustainable drainage system is proposed to serve the development to discharge surface water to ground via infiltration. The 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.

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 accordance with this condition, details of the Ordinary Waterworks Land Drainage Consent are being submitted that also demonstrate compliance with this condition.

A Site Location Plan (Drawing no. 1766-10 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
chris@parkerdann.co.uk