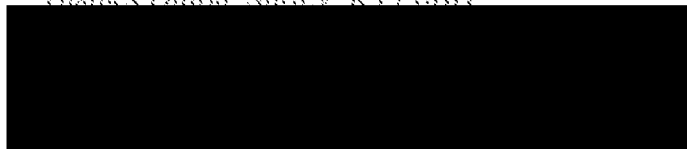




Denton Homes Ltd

The Rear Barn, The Manor Farm, 124 Manor Road North,
Thames Ditton, Surrey, KT7 0RH



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

Thursday 3rd November 2016

**Approval of details reserved by condition in regard to planning application
Planning Ref: EP/63/16/PL Demolition of existing hotel & erection of 9 no. dwellings with
associated parking – Bradbury Hotel, Station Road, BN16 3FF**

Dear Sirs,

Please find enclosed documents for the approval of details reserved by condition. This application relates to condition numbers **3, 9, 10, 13 and 18** of the planning approval **EP/63/16/PL**.

Condition 3 (Materials)

Details of materials to be used in construction can be found within the attached file: 046-Materials Schedule.pdf

Conditions 9 and 10 (Surface Water Drainage and SUDS)

Details of surface water drainage can be found on the attached 046 - Surface Water Drainage.pdf. The design is based on the BRE365 test, microdrainage calculations and site infiltration rates provided on the attached 046 - BRE365.pdf. The design complies with the hierarchy of preference as set out in Approved document H of the building regulations and SUDS manual produced by CIRIA.

The below text is an extract from the manual to be handed over to the management company:

Design

All surface water soakaways comprise of geo-cellular crates wrapped in a geotextile membrane to prevent silt and soil ingress. All soakaways are designed for a 1 in 100 year storm plus 30% allowance for climate change.

An individual soakaway is provided for each property and is located in the rear garden of the property, and the private access road is served by two larger soakaways. As is typical for soakaways of this size, the ground will be backfilled to minimum 750mm above the top of the soakaway.



It is proposed that all guttering and downpipes are fitted with appropriate guards to minimise the amount of leaves and debris which may discharge to the soakaways. It is the responsibility of the homeowner to maintain their gutters on an annual basis. As stated on the drawings, all rainwater downpipes should be fitted with access points at the base.

Maintenance

The following duties are to be carried out by the management company (Company to be confirmed), and funded as part of the residents monthly service charge.

As stated on the drawing all road gullies should be trapped to collect sediment and debris which washes off the road. These road gullies should be checked on a six monthly basis and if significant sediment is found they should be cleared and debris disposed of in an appropriate location.

On the basis that the surface water drainage system is installed in accordance with manufacturers guidance and the Building Regulations, no further maintenance is considered necessary and the geo-cellular crate soakaway would not need to be replaced for the design life of the development.

Conditions 13 (Construction management plan)

See attached: 046 – Site logistics plan.pdf and 046-CMS.pdf

Conditions 18 (Root Protection area)

The attached Site logistics plan, shows the neighbouring Oak tree's root protection zone overlaid on to the proposed site plan. No construction works will take place within the root protection zone, unless advice has been sought from a qualified Arboriculturist.

If you do have any queries on the above, please do not hesitate to contact me.

Yours faithfully,

Mark Iveson
Technical Manager