

Folkes Architects
The Old Forge
6 Church Street
Storrington
West Sussex
RH20 4LA

Date: 8th June 2020

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: EP/48/20/DOC

Dear Mr Clark,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref EP/121/17/PL relating to Condition Nos 3 - materials & finishes, 4 - hard & soft landscaping, 6 - visibility splays, 7 - car parking spaces, 8 - pedestrian visibility splays, 10 - surface water drainage, 11 - SuDs, 13 - level survey and 15 - Construction Management Plan

16 Worthing Road East Preston BN16 1AZ

Notification regarding the above application:

Condition Number 11

Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32. 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**

This condition is discharged in so far as submission of details relates and refers to Surface Water Drainage Statement 7338/ A dated 04-06-2020, Site Drainage Details Sheet 1 of 2 7338/1701 rev P3, Site Drainage Details Sheet 2 of 2 7338/1702 P3, Site Drainage 7338/1601 P1.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning