



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

29 May 2019
Ref: LS/Let/P1504i

To whom it may concern

Discharge of Conditions 8 and 9 pursuant to Planning Permission EP/52/18/PL (*Demolition of existing dwelling and the erection of 7 no. residential dwellings, with associated parking, amended access location form Lime Tree Close and landscaping*) at Scorton, 9 Lime Tree Close, East Preston, West Sussex, BN16 1JA.

This application has been submitted online via the Planning Portal and includes the application form, relevant documentation, and this covering this letter.

Please find enclosed details submitted to discharge Conditions pursuant to Application Reference EP/52/18/PL at Scorton, Lime Tree Close, East Preston, West Sussex, BN16 1JA, as highlighted below.

- Application Form
- Covering Letter
- Proposed Surface Water Drainage Layout (**Dwg No. 4501-01**)
- Drainage Details (**Dwg No. 4501-02**)
- Surface Water Drainage Details document, and
- Storm Water Network Design Calculations

This application relates to the submission of information pursuant to the discharge of Conditions 8 and 9.

Condition 8

Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

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Winter groundwater monitoring to establish highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

Please find enclosed the following documentation which has been submitted to satisfy this condition:

- Proposed Surface Water Drainage Layout (**Dwg No. 4501-01**)
- Drainage Details (**Dwg No. 4501-02**)
- Surface Water Drainage Details document, and
- Storm Water Network Design Calculations

Condition 9

Development shall not commence until full details of the maintenance and management of the surface water drainage 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 details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the surface water drainage system, the owner of the management company shall strictly adhere to and implement the recommendations contained within the manual.

A 'General Drainage Management and Maintenance Plan' is submitted alongside this letter, which details how all onsite SuDS and drainage systems will be maintained.

In terms of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life, there will be a management company set up to oversee all the communal areas within the site and their responsibilities would include the future maintenance and replacement costs of the surface water drainage scheme.

Conclusion

On the basis of the enclosed information, it is hoped that Arun District Council can confirm that planning Conditions 8 and 9 as listed above and pursuant to planning application **EP/52/18/PL** at **Scorton, 9 Lime Tree Close, East Preston, West Sussex, BN16 1JA**, have been successfully met in full, and can therefore be discharged.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director