

Turley
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Date: 25th November 2020

Please ask for: Zac Denton

Tel: 01903 737500 x37447

Your Ref:

Our Ref: LU/274/20/DOC

Dear Mr Cording,

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 LU/331/17/PL relating to Condition Nos 9 - surface water drainage and 10 - maintenance & management of surface water drainage.

Land at Lineside Industrial Estate Northwest of Unit 26 Eldon Way Littlehampton BN17 7HE

Notification regarding the above application:

Condition Number 10

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 manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner of management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies D DM1 and W DM2 of the Arun District Council Local Plan(2011-2031). It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The Council's Drainage Engineers have been consulted and the details submitted are not considered to meet the aims and requirements of the condition. The Council's Drainage Engineers have provided the following comments to be incorporated into a resubmission:

- A paragraph is required explaining how the system is designed to work and how the individual components work together to facilitate the overall design. Highlight the importance of maintaining silt

trap manholes and channel drain trapped outlets.

- A paragraph explaining who is responsible for the maintenance and how it will be funded. This includes the replacement of components once their design life has expired.
- The flow control chamber/device (hydrobrake) sections are not relevant to this site.
- Specific maintenance/inspection actions need to be included for pipelines, manholes (silt trap manholes already included in the schedule), channel drains, gullies, and permeable paving.
- The design drawings need to be incorporated into the manual.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning