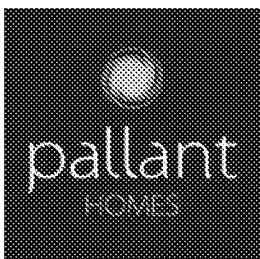


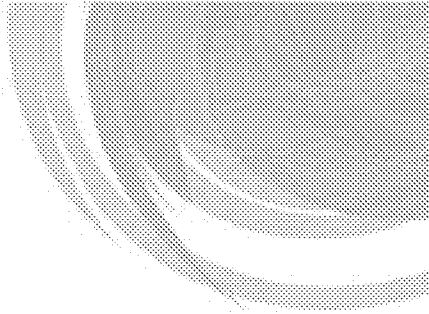
Discharge of Conditions The Steddles, Yapton

Condition: 12

Planning ref Y/121/19/PL

Date: 1 December 2021





Introduction

Condition 12 under planning ref Y/121/19/PL requires;

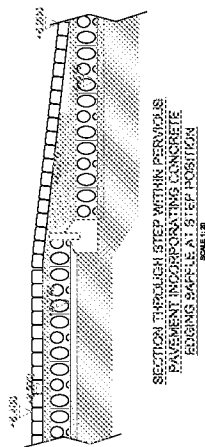
‘prior to the commencement of construction works, details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details’.

Attached are construction drawings that detail the developments surface water and foul water design.

The foul drainage system has been designed to connect into the adoptable foul sewer located in the public highway directly opposite site in North End Road. The applicant has been in dialogue with Southern Water with respect to the proposed connection.

It should be noted that the surface water design has been discharged under Conditions 10 and Condition 11. A copy of the decision notices has been attached.

627050224





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Smith Simmons & Partners
15 West Pallant
Chichester
PO19 1TB

Date: 6th April 2021

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: Y/17/21/DOC

Dear Mrs Simmons,

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 Y/121/19/PL relating to Condition No 10 - surface water drainage and 11 - maintenance & management of surface water drainage.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 10

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 / No part of the extended 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. 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**

The details submitted in respect of the proposed surface water drainage scheme, namely the following items have been appraised by the Councils Drainage Engineers, are considered to be acceptable and satisfy the requirements of the condition.

424795.01P4 Steddles Yapton Drainage GA dated 31/03/2021
424795.02P4 Steddles Yapton Drainage Details

The condition is therefore discharged on the understanding that the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

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 stylized flourish.

Neil Crowther
Group Head of Planning



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
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Smith Simmons & Partners
15 West Pallant
Chichester
PO19 1TB

Date: 6th April 2021

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: Y/17/21/DOC

Dear Mrs Simmons,

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 Y/121/19/PL relating to Condition No 10 - surface water drainage and 11 - maintenance & management of surface water drainage.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 11

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 or 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 W DM1, W DM2 and W DM3 of the Arun Local Plan. 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 **APPROVE details reserved by this condition**

The detail submitted in respect of the maintenance & management of SuDs system namely the following item has been appraised by the Councils Drainage Engineers, are considered to be acceptable and satisfy the requirements of the condition.

424795.01P4 Steddles Yapton Drainage GA

424795.02P4 Steddles Yapton Drainage Details

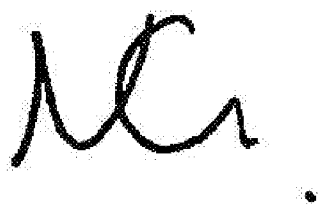
Rev B The Steddles SUDS Maintenance and Management Plan (including the two plans above as

appendices).

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the site specific drainage scheme will be maintained in accordance with the approved details

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 dot.

Neil Crowther
Group Head of Planning



from
**Southern
Water**

Mr Jason Giles
Peregrine House
Ford Lane
Ford
Arundel
West Sussex
BN18 0DF

Your ref

.....

Our ref
1845

Date
13 October 2021

Dear Mr Giles,

Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991.
Location: The Steddles, North End Road, Yapton, Arundel, West Sussex, BN18 0DT.

We refer to your recent application to connect to the public foul sewer at the above location. We are pleased to advise that your proposal, as shown on your drawing 424795.01P5, is approved subject to:

This review is for the purpose of approval to permit communication to be made to the public sewer, under Section 106 of the Water Industry Act 1991. **It is to the means and mode of construction only.**

We reserve the right to immediately disconnect any development under S109 of the WIA 1991 where it has been shown actual connections do not reflect those applied for in the S106 application.

S106 approval does not confirm that public sewer network capacity is available for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

This letter should not be considered as approval by Southern Water to the discharge of any relevant Planning Conditions relating to drainage. This is a separate matter which will be reviewed under a consultation from the Planning Authority.

If connection is to be made through land under the ownership of other Parties, then you are advised to obtain the Landowners consent before carrying out any works.

In approving this application, it is assumed that you have obtained any necessary Building Regulations Approval and/or Highway Authority Road Opening License.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2366670

This approval is given based on the information provided in support of this application and the assumption of the final discharge point being to the public foul sewer. If this is different, then this approval becomes invalid.

If as noted above, there is any change in the approved connection point, then you must provide us with revised drawings and details and obtain our approval for the changes prior to the connection being made.

Please note that surface water must not communicate with the public foul sewers.

Connection to an existing manhole and the arrangement of pipe junctions within any new manholes should be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation.

water.org.uk/sewerage-sector-guidance-approved-documents/

We refer you to Southern Water Health and Safety Advisory that can be viewed in the Developer and Builders section of the Southern Water website as the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review this Advisory and take the necessary actions concerning Health and Safety.

To progress booking your site inspection, select the 'Accept' option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application the please select the 'Withdraw' option.

Next, please select 'Ready for Inspection' to inform Mick Vince our Assistant Adoption Manager for this area that your site is ready for inspection. Please give at least two full working days' notice in order for a mutually convenient date and time for the inspection of the works to be arranged.

Yours sincerely,


Ashley Marshman

Ashley Marshman
Head of Business Channels
Business Channels