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Planning Department

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

Planning Portal Ref: PP-06834114
21 March 2018

Dear Sir/Madam,

Application for the approval of details reserved by a condition
Land at Kings Close, Yapton, BN18 0EX

Plainview Planning Ltd has been instructed to submit an application for the approval of details reserved by a condition, pursuant to the outline planning permission (Y/22/14) granted on 14 November 2014 for residential development on land at Kings Close, Yapton. The relevant condition is number 18.

Condition 18 states:

"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.

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.

No 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 retained in perpetuity."



The stated reason for the condition is:

"To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan."

The application has been submitted via the Planning Portal today and is accompanied by:

- Drawing 101 Rev. P2 General Arrangement
- Drawing 102 Rev. P2 Pavement Construction
- Drawing 103 Rev. P2 Sections
- Drawing STD.01.63 Rev. C High Storage Soakaway
- Ground water monitoring results
- Micro Drainage Calculations
- Drawing 101 Rev. P1 General Arrangement with Areas Contributing Marked-Up
- Soakage Test Results.

The submitted scheme has been designed in accordance with the Building Regulations Document 'H' and the SUDS Manual produced by CIRIA.

I trust you will find that sufficient information has been provided to enable the formal discharge of this condition. However, if you have any questions or require further details, please do not hesitate to contact me.

Yours faithfully

Raymond Cole

Raymond Cole BA(Hons) BTP PGDip MRTPI

