



30 Carlton Crescent, Southampton SO15 2EW



Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

29th March 2021

Our ref: 16021

Your ref:

Dear Sir / Madam

APPLICATION FOR DISCHARGE OF CONDITIONS 12 AND 14 PURSUANT TO OUTLINE PLANNING APPROVAL (Y/1/17/OUT)

BONHAMS FIELD, MAIN ROAD, YAPTON, WEST SUSSEX, BN18 0DX

We write to you on behalf of our client, Seaward Properties Ltd, seeking approval of the enclosed details necessary to satisfy Condition 12 and 14 of outline planning approval (ref. Y/1/17/OUT). An electronic copy of the application has been submitted via the **Planning Portal ref. PP-09683716**. The following documents are enclosed with the submission:

- Discharge of Condition Technical Note - This technical note includes several documents in the appendix which are relevant to this application. The appended documents comprise;
 - Drawing 01 - Site Location Plan;
 - Drawing 02 - Existing Site Layout Plan;
 - Drawing 03 - Proposed Site Layout Plan;
 - Drawing 04 - Proposed Impermeable Areas Plan;
 - Drawing 05 - Stormwater Exceedance Flow Route Plan;
 - Drawing 1210 - Proposed Drainage Layout and Levels Plan;
 - Drawing 1501 - Construction Details;
 - Drawing 2001 - Drainage Maintenance Plan;
 - Southern Water Sewer Records and S106 Approval;
 - Site Investigation Extracts; and
 - Causeway Flow Calculations.

- Drainage Maintenance Manual



Chartered Town Planners



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- Designer's Response
- Drawing Issue Register

Background

By way of background, outline planning approval (Y/1/17/OUT) was granted in December 2017 for the following development:

Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

This application has been prepared following the refusal of an application to discharge Conditions 12 and 14 (ref. Y/148/20/DOC). The Council refused Condition 12 for the following reason:

- *Council Drainage Engineers have stated that they cannot currently properly review or agree the proposals for the 2 reasons (points 4 & 5) set out in their consultation response of 16 February 2021 (available on our website). As such, the condition cannot be discharged at this time and you will need to make a revised submission.*

The Council refused Condition 14 for the following reason:

- *It is not possible to approve this condition at this time due to it not being possible at this time to agree the surface water drainage scheme and the need for the maintenance manual to reflect the approved design. Please resubmit the maintenance/management plan together with the resubmission of the drainage scheme.*

Condition 12: Surface Water Drainage and Condition 14: Maintenance and Management of SUDS

Condition 12 of the outline planning approval 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. **Reason:** To ensure that the proposed development is satisfactorily drained before construction begins on site in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.*

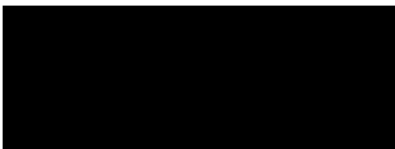
Condition 14 of the outline planning approval states;

*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 that the efficient maintenance and on-going operation of the SuDS system is incorporated at the earliest stages of the development and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.*

The enclosed 'Designer's Response' details all correspondence between CEP Engineering and Arun District Council. The document includes all of the comments received from the Council in 2021 and subsequently how these concerns are being addressed. We trust this information will enable Condition 12 and 14 to be discharged at the earliest opportunity.

Please do not hesitate to contact me if you have any queries.

Yours sincerely



Thomas Wessely
Planning Consultant

