

LUKEN & BECK

Management | Development | Planning

30 Carlton Crescent, Polygon, Southampton, Hampshire SO15 2EW



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

4th April 2022

Our Ref:
Your Ref: Y/1/17/OUT

Dear Sir / Madam,

Application to Discharge Details Reserved by Conditions 13 and 15 of Outline Planning Approval Y/1/17/OUT dated 7th December 2017

Site Address: Bonhams Field, Main Road, Yapton, Arundel, West Sussex BN18 0DX

Original Proposal: Outline Application with Some Matters Reserved for the Erection of 56no. Dwellings with Associated Open Space and the Creation of New Access. This Application is a Departure from the Development Plan & Affects the Character and Appearance of the Yapton (Main Road) Conservation Area

We are pleased to enclose the following details relating to the above pre-commencement conditions for planning permission ref. Y/1/17/OUT. This application was approved by Arun District Council on 7th December 2017. This discharge of conditions application is made on behalf of our client Seaward Properties Ltd. Separate applications have been submitted covering Outline Conditions 21, 24 and 25 as well as Reserved Matters Condition 8 alongside this application.

Condition 13 Approved SuDS Scheme

Immediately following implementation of the approved SuDS scheme and prior to occupation of any part of the development, the developer / applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. There shall be no deviation to the approved scheme other than the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.



Director: Ian Johnson BSc(Hons), FEA, PG Dip UD, MRPI, LPI
David Jobbins BSc(Hons) TR, Dip TR, Dip EA, MBTA
Exec Consultant: Graham Beck JP, MBA, LLB(Hons) BA(Hons) Dip TR, MCMA
Mark Luker MBA, BSc(Econ) (Hons) Dip TR, MCMA

Chartered Town Planners

Company registered in England & Wales No. 7548836

VAT Registration No. 110257563

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

Condition 15 SuDS Management Manual

Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of the construction / implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan / Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure that the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.

The details specified in the above-mentioned conditions have been included in the accompanying **Drainage Maintenance Manual** (Produced by CEP, dated 23rd February 2022, reference 23018) and **Proposed Drainage and Levels Layout Plan** (Produced by CEP, dated July 2021, drawing no.23489-I-200 Rev. L). In line with the requirements of the condition, these have been independently reviewed by Pell Fischmann in there **Drainage Verification Report** (dated 18th March 2022, reference 104367-PEF-ZZ-XX-RP-CD-000600) who have confirmed that they agree with the principles set out in the provided documentation and are in line with Building Regulations, BS EN 752-2008 and the previously agreed principles in the Reserved Matters application.

We trust this information addresses the requirements of the conditions set out above, and we respectfully request the Council confirm that Conditions 13 and 15 can now be fully discharged at their earliest opportunity.

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

Yours Sincerely,


Thomas Roberts BSc (Hons) MA UD
Principal Planner

