

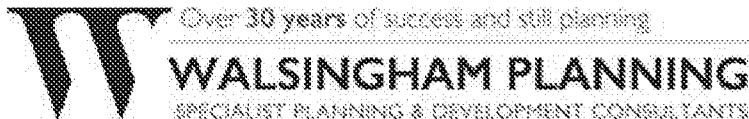
From: Stephen Brooker [REDACTED]
Sent: 13 February 2019 17:09
To: Daniel Vick
Cc: Rob Murgatroyd
Subject: FW: AL/123/18/PL - Westergate House, Denmans Lane

Hi Daniel

Yes the condition is agreed, please issue the decision, thanks very much.

Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR

www.walsinghamplanning.co.uk



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From: Daniel Vick [<mailto:Daniel.Vick@arun.gov.uk>]
Sent: 12 February 2019 16:40
To: Jenny Keith [REDACTED]
Subject: AL/123/18/PL - Westergate House, Denmans Lane

Jenny,

Our engineers have requested the following condition:-

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 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.

We are required to give you 10 days notice for you to agree (or otherwise) the pre-commencement condition.

If you agree to the condition I should be in a position to get you a decision by the end of the week (if received on Thursday). I would also request an extension of time to cover the delay.

Daniel Vick

Daniel Vick | Area Team Leader, Planning Services, Arun District Council | Location: Phoenix House, Maltravers Road, Littlehampton, BN17 5LF

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