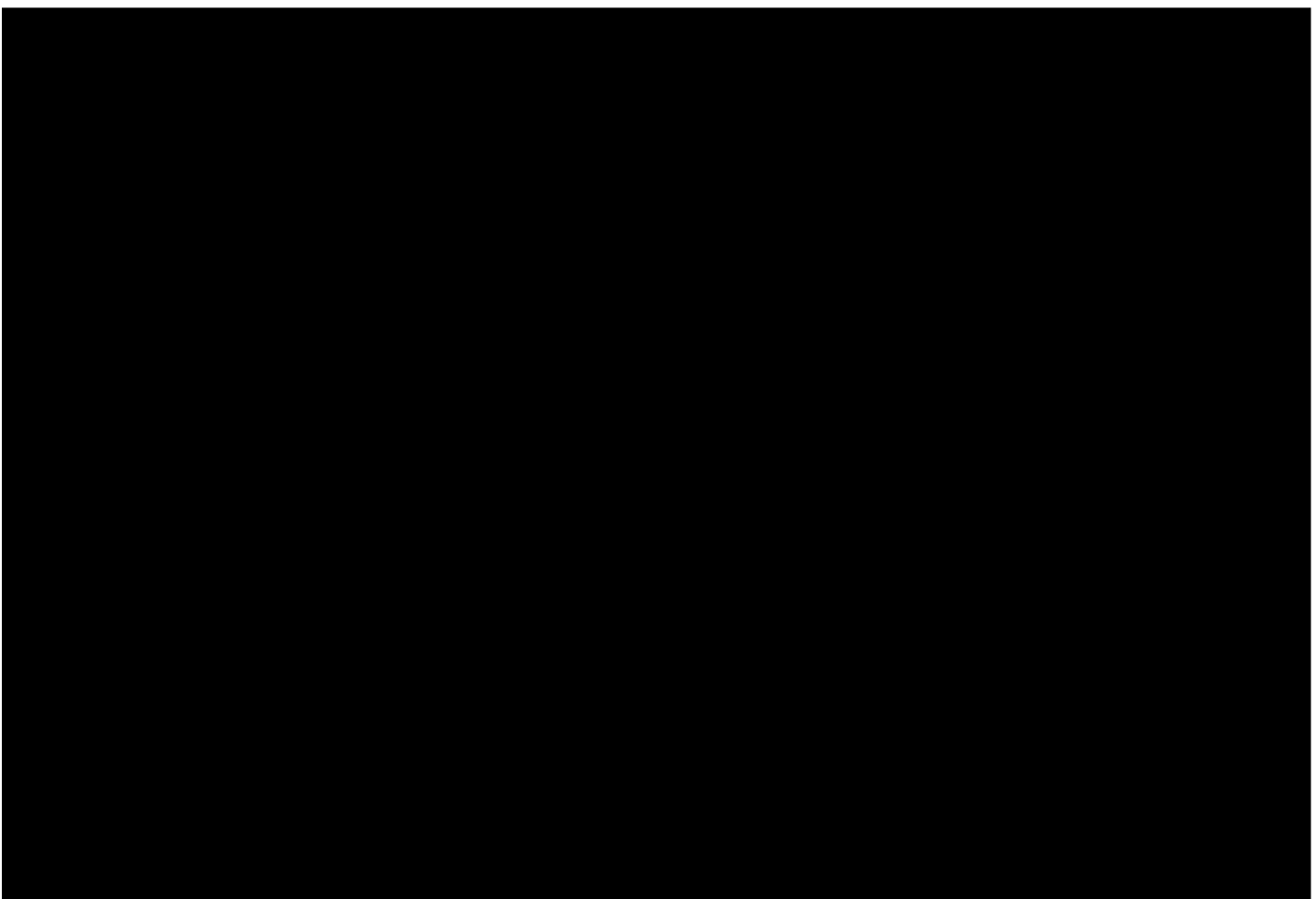




From: Nicholas Moss [REDACTED]
Sent: 21 January 2022 16:41
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: AL/133/21/HH, Mellotron 8 Dukes Road.

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Dear Harry,

Given that we do a reasonable amount of work in the area it would be very useful to have a clearer idea of when this condition is likely to be applied. We know there are policies in place but they seem randomly applied without reason. Is there any additional guidance available that would provide a clearer picture of which developments are likely to attract this condition?

General moan at council policies over. As usual, it would seem we have little choice but to agree to the condition. I have informed my client and have forwarded the drawings to a local Civil Engineers so they can progress the design as soon as possible.

If you require anything further please let me know.

With kind regards

Nick Moss

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: 19 January 2022 14:48
To: Nicholas Moss [REDACTED]
Subject: AL/133/21/HH, Mellotron 8 Dukes Road.

Hello Mr Moss,

Upon consultation with our drainage engineers, they have deemed it necessary that a pre-commencement condition be undertaken. The pre-commencement condition is as follows:

PCENG D2

"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.

Could we request explicit written confirmation of approval for this condition to be undertaken **as soon as possible**, so as to not incur any delays in the application process?

The expiry date for this application is **01/02/22**.

Kind regards,
Harry

Harry Chalk
Planning Officer, Development Management



T: 01903 737577
E: harry.chalk@arun.gov.uk

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