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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Roger Spencer <Roger.Spencer@arun.gov.uk>
Sent: 06 September 2021 18:03
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: AL/66/21/PL

Dear Maria,

In this case, where we believe that a compliant system could be demonstrated if the requisite information is collected and /or presented as required, I am willing to approve the variation to a 'prior to occupation' condition for surface water drainage.

There is clear guidance on our website and within BRE365 on how this should be undertaken and presented.

As per the previous message (24/8/2021), there may be other issues that need to be resolved, and these may be best suited to a 'prior to commencement' condition. I note that the Source Protection Zone is zone 2 and not zone 1.

Regards,

Roger Spencer
Engineering Services Manager, Place



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 06 September 2021 09:16

To: Roger Spencer <Roger.Spencer@arun.gov.uk>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: AL/66/21/PL

Dear Roger,

With regards to the above application and imposed condition PCENG2 I need your approval that you agree with this prior to occupation condition rather than pre commencement.

The recent comments from EA:

The only comment we would make is to advise the Applicant that as the site is located in Source Protection Zone 1, the Applicant is likely to need to apply for a permit from us for the proposed non-mains drainage system in accordance with the Environmental Permitting (England and Wales) Regulations 2016.

Further information about such permits can be found on the gov.uk website –

<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmentalpermits>

The Applicant is advised to contact our National Customer Contact Centre on [REDACTED] (Monday to Friday 8am to 6pm) or by emailing [REDACTED] to enquire about the permit process and start the application process if required.

Please note that the need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

Prior to the occupation of the dwelling, 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.

Maria Tomalova
Senior Planning Officer
Directorate of Place



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