

[REDACTED]

From: Rob Winzar [REDACTED]
Sent: 20 November 2019 11:50
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: RE: AL/70/19/PL, Nyton Farm Cottage

REFERENCE EML-OUT/19-039/20191120-115215-145

Dear Maria

I can confirm agreement to the pre-commencement condition as described below.

We look forward to receiving your approval notice later today.

Best Regards

Rob Winzar
MCIAT/Director
Axis Architecture Limited • Chartered Practice



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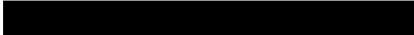
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 20 November 2019 10:24

To: Rob Winzar 

Subject: AL/70/19/PL, Nyton Farm Cottage

Dear Mr Winzar,

We are almost there, however I need your agreement to another pre-commencement condition:

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy D DM1 of the Arun Local Plan.

Requirement of Highways.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

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From: Rob Winzar 

Sent: 19 November 2019 13:02

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

Subject: Storm Drainage

REFERENCE EML-OUT/19-039/20191119-130223-343

Dear Maria

Please find attached calculation & email below containing details of the proposed surface water drainage to the flat roof extension.

My client is happy to accept the pre-commencement condition and I trust this is adequate information for you now to issue an approval.

Best Regards

Rob Winzar
MCIAT/Director
Axis Architecture Limited • Chartered Practice



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From: Elvin Gomery [REDACTED]
Sent: 19 November 2019 12:44
To: Rob Winzar [REDACTED]
Subject: RE: Storm Drainage

Hi Rob

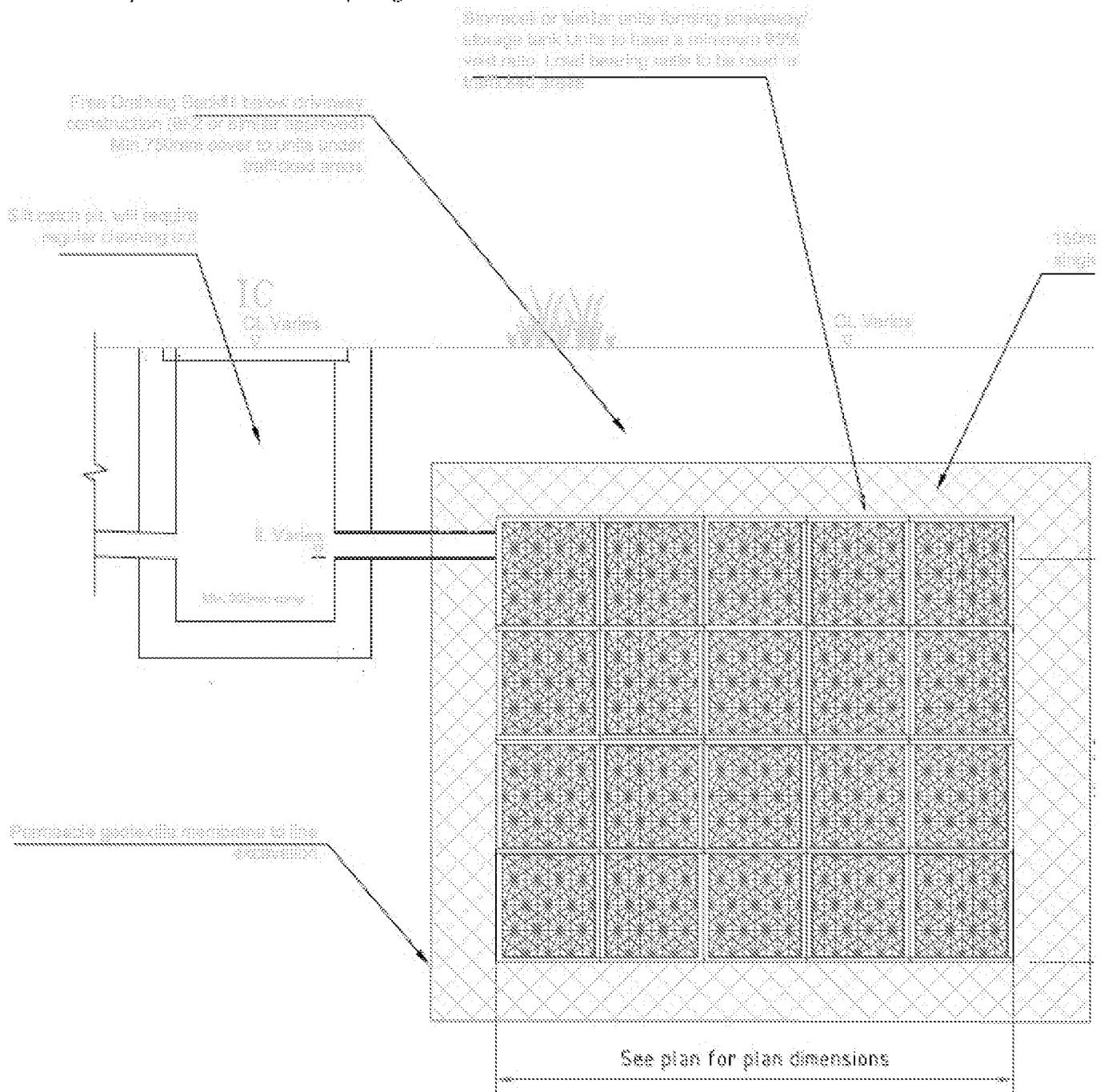
There has been no soil investigation or site specific soil infiltration rate testing for the site. We produced a flood risk and drainage assessment report.

In the report we looked up the geological mapping and found that the site is underlain by Head deposits, typically sands and gravels. We then used a typical soil infiltration rate for this type of soil.

We have done the same in the attached calculation. The soil infiltration rate would need to be checked via a simple test during the construction but the attached soakaway size and design will be satisfactory for the small extension proposed.

I would propose a crate type soakaway as attached to reduce the excavation size required on site. Soakaways need to be a min of 5.0m from foundations / buildings.

Let me know if you want to discuss anything.



Regards

Elvin Gomery

[REDACTED]

For and on behalf of Cowan Consultancy Ltd.

[REDACTED]

[REDACTED]

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Cowan Consultancy Ltd - Registered No 3523251 England.

Registered Address : 3 Turnberry House, 4400 Parkway, Whiteley, Fareham, Hampshire, PO15 7FJ.

From: Rob Winzar [REDACTED]
Sent: 18 November 2019 15:51

[REDACTED]

Subject: Storm Drainage

REFERENCE EML-OUT/19-039/20191118-155144-097

Hi Elvin

Attached site plan showing the proposed storm drainage.

We've only shown one downpipe but it might be sensible to provide two just to be on the safe side, unless you think one is adequate?

Best Regards

Rob Winzar
MCIAT/Director
Axis Architecture Limited • Chartered Practice



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From: Rob Winzar
Sent: 18 November 2019 15:06

Subject: FW: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

REFERENCE EML-OUT/19-039/20191118-145704-614

Dear Harvey

Please see details of the pre-commencement planning condition below.

I have spoken with Elvin the Structural Engineer and he has some details of the existing drainage / ground conditions.

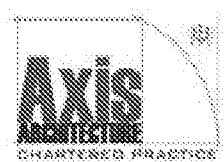
We would need Elvin to design the surface water soakaway in accordance with the relevant standards as required.

This will probably take the form of a plastic crate type soakaway.

Would you like Elvin to provide a quote for this additional work before proceeding?

Best Regards

Rob Winzar
MCIAT/Director
Axis Architecture Limited • Chartered Practice



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

Sent: 18 November 2019 14:24

To: Rob Winzar

Subject: RE: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

Dear Mr Winzar,

The wording of pre-comment condition PCENG2:

“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. Probably you are aware if you do not agree your application will be refused. Only two options here I am afraid.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

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From: Rob Winzar

Sent: 18 November 2019 13:06

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

Subject: RE: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

REFERENCE EML-OUT/19-039/20191118-130949-245

Dear Maria

Can you be more specific on the details of the condition please?

Best Regards

Rob Winzar

MCIAT/Director

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 18 November 2019 12:31
To: Rob Winzar [REDACTED]
Subject: RE: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

Dear Mr Winzar,

One pre-commencement condition will be attached to the decision for an above application PCENG2 suggested by our Engineer (Drainage & Coastal).

I need to ask for your agreement.

Kind regards

Maria

[Maria Tomalova](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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From: Rob Winzar [REDACTED]
Sent: 15 November 2019 16:42
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: RE: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

REFERENCE EML-OUT/19-039/20191115-115956-162

Dear Maria

Thank you for the clarification, 20th November makes much more sense.

I can confirm that The Extension of time until 20th November is acceptable.

Also please withdraw the pre-app application ref. BAA/80/19 which is no longer relevant.

Best Regards

Rob Winzar
MCIAT/Director
Axis Architecture Limited • Chartered Practice



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 15 November 2019 11:53
To: Rob Winzar [REDACTED]
Subject: RE: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

Dear Mr Winzar,

First I was surprised why you are so disappointed until I have seen the date!

I do apologize, time flies but not as much; it was a mistake.

I would like to ask you for the confirmation of an EoT with a new deadline on 20th of November 2019.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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From: Rob Winzar [REDACTED]
Sent: 15 November 2019 10:45
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: AL/70/19/PL, Nyton Farm Cottage / The Gables Extension of Time

REFERENCE EML-OUT/19-039/20191115-104116-765

Dear Maria

Thank you for the update.

I am just waiting for confirmation from my client that he is happy to withdraw the pre-app application.

We would certainly agree to an extension of time but could you please explain to me why it will take until 20th December?

This is another five weeks from now and we are already five weeks beyond the statutory eight week period!

Best Regards

Rob Winzar
MCIAT/Director
Axis Architecture Limited • Chartered Practice



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

Sent: 15 November 2019 10:32

To: Rob Winzar

Subject: AL/70/19/PL, Nyton Farm Cottage / The Gables

Dear Mr Winzar,

I would like to remind you the withdrawal of PAA/80/19/ (no fee included)

as discussed yesterday.

The same way I would like to ask you for your confirmation of an EoT with the new deadline on 20 December 2019.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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