

Karen Parsons

From: Simon Davis
Sent: 28 January 2019 09:59
To: Karen Parsons
Subject: FW: AL/79/18/PL - A The Paddocks, Northfields Lane

EoT 01 Feb 2019 please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: BRIAN MARTIN [REDACTED]
Sent: 28 January 2019 09:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: AL/79/18/PL - A The Paddocks, Northfields Lane

Dear Simon

We agree to full surface water drainage scheme for the above application to be deposited with the Local Planning Authority and approval before commencement of any work, as described below.

We also agree to an extension of time for the above application should it be necessary.

Kind Regards

Brian Martin

-----Original message-----

From : Simon.Davis@arun.gov.uk
Date : 24/01/2019 - 14:46 (GMTST)
To : [REDACTED]
Cc : [REDACTED]
Subject : AL/79/18/PL - A The Paddocks, Northfields Lane

Dear Brian,

I am now writing this application up and I have identified that there is one pre-commencement condition that we need to impose. This is set out below and has been requested by our drainage engineers due to the site being within a surface water flood risk zone. However, we are not allowed to impose pre-commencement conditions without the approval of the applicant. Therefore I write to seek your agreement to the following:

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.

You have 10 days to agree to this request.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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