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[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Matt Bridle [REDACTED]
Sent: 01 July 2022 11:21
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: AW/84/22/PL

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Maria

Sorry again, working on a lot of different applications and I misread what you were asking, yes we are happy for the pre-commencement conditions to be included and I have forwarded the emails about the section 106 to my client to deal with ASAP.

Thanks
Matt

From: Matt Bridle
Sent: 01 July 2022 10:16
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: AW/84/22/PL

Maria

Sorry, my apologise I thought your previous email was for information and you would be sending through the Section 106 to agree and for my client to pay for the UU agreement. I confirm my client agrees to the payment so please confirm what we need to do.

I will be applying to release the conditions however we are waiting for a response from Southern water to confirm our proposed surface water strategy.

Thanks

Matt

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

Sent: 01 July 2022 10:07

To: Matt Bridle [REDACTED]

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: AW/84/22/PL

Hi Matt,

I hope you are well.

I would appreciate if you inform us in which stage is the new UU Agreement and also to ask you for the agreement to pre-commencement conditions which will be imposed to the decision:

6 Pre commencement Non Standard

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan, LLD2330-ARB-DWG-002, Rev 02, date 06.05.22. A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

7 Pre commencement Non Standard

Prior to the commencement of development, the developer shall provide a buffer zone to the hedges along the site boundaries to be secured by temporary security fencing placed in such a manner so that the fencing is not touching the hedgerow. The habitat within the buffer zones shall be maintained as existing and there shall be no access to these buffer zones during the construction process. Once construction is completed, the fencing shall be removed and the hedgerows permanently retained as a natural area for wildlife.

and

8 PC- Engineers-Details of surface water scheme

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.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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