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Save the environment - think before you print.

From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 10 August 2020 09:42

To: Planning.Responses <Planning.Responses@arun.gov.uk>

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

Subject: FW: 33 Hill Lane - BN/56/20/PL - PRE COMMENCEMENT CONDITIONS

Hi – please can the emails below be added to the file and labelled ‘Applicant agreement to pre-commencement planning conditions’

Thanks

Amy

Sent: 10 August 2020 08:22

To: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: Re: 33 Hill Lane - BN/56/20/PL - PRE COMMENCEMENT CONDITIONS

Dear Amy

Yes, we agree to the pre commencement conditions outlined.

Thank you very much for all your help with our application.

Kind regards

Sara Billinghamurst

On 8 Aug 2020 16:34, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Dear both,

My report (recommending approval) is written up, and it just needs Manager sign off on Monday.

Below is a list of pre-commencement planning conditions (that make the development acceptable) to be added to the decision notice.

Please can you confirm by return of email to me by Monday morning (10th Aug deadline) that you agree to the below pre-com conditions:

DRAINAGE

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.

The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

FOUL WATER DRAINAGE

Development shall not commence until full details of the proposed foul water disposal, in the form of a Foul Drainage Assessment (FDA), are submitted to and approved in writing by the Local Planning Authority. The applicant must first investigate the option of connection to the nearby public sewer network. If a private septic tank is proposed, the FDA must include the applicants justification for non-connection to the mains public sewer, and details of the proposed sewer package treatment plan, and the means of discharge.

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. It is considered necessary for this to be a pre-commencement condition to ensure that the foul water disposal scheme is agreed before construction commences.

TREES

Development shall not commence until the following arboricultural information has been submitted to and approved in writing by the Local Planning Authority:

1. The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same.

2. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

All works are to be undertaken in strict accordance with the Tree Report/s, thereafter approved.

Reason: To ensure that the proposed development would protect and respect trees, in accordance with policy ENV DM4 of the Arun Local Plan and policy ES10 of the Barnham & Eastergate Neighbourhood Plan.

ECOLOGY

Prior to commencement of development, a buffer strip (of 5m) with protective fencing around the existing hedging must be installed and maintained in situ for the duration of the construction works.

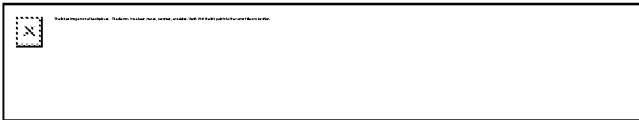
Reason: To protect local wildlife, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure adequate protection of wildlife is in place prior to commencing any building works.

Many thanks

Amy

Amy Myer
BA Hons, MSc, MRTPI

Senior Planning Officer
Directorate of Place



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E: Amy.Myer@arun.gov.uk

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