

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 30 June 2020 08:27  
**To:** Planning Scanning  
**Subject:** FW: Sunnyside Cottages, BN/5/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Sent:** 29 June 2020 21:57  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** FW: Sunnyside Cottages, BN/5/20/PL

Please upload the below to the above application: agreement to pre-commencement condition.

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](mailto:maria.tomalova@arun.gov.uk)



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**From:** Ben Kirk [REDACTED]  
**Sent:** 29 June 2020 18:50  
**To:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Subject:** RE: Sunnyside Cottages

OK thanks

I am happy with the condition

The hope is we will have this all agreed anyway by next week and we can then formally submit as a DOC application

I assume you would be the case officer for that anyway in which case it could be discharged quickly

Let's proceed with the decision

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**From:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>

**Sent:** 29 June 2020 18:48

**To:** Ben Kirk [REDACTED]

**Subject:** RE: Sunnyside Cottages

Ben,

I personally do not have problem to wait and I fully understand your point  
But there is a pressure from above.

The full wording of this condition is:

**PCENG D3**

*"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 precommencement

condition to protect existing watercourses prior to the construction commencing.

And the accompanying informative(s):

*"Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council [land.drainage@arun.gov.uk](mailto:land.drainage@arun.gov.uk)), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.*

*The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse."*

*"Supplementary guidance notes regarding surface water drainage are located here*

*<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."*

I will need your agreement to this pre-com condition.

Do not worry too much about discharging this condition; usually it is rather lengthy process, however in your case it would be simple since you are half way there.

As soon as you submit DOC application I will forward it to Sara or Paul and when they are happy it will be discharged.

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:** Ben Kirk [REDACTED]  
**Sent:** 29 June 2020 18:30  
**To:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Subject:** RE: Sunnyside Cottages

Sorry

If you need to issue the decision then please do.

Paul Cann has the OWC paperwork so until he approves this you will need to apply condition PCENG3

My biggest concern with pre commencement conditions is that we need to submit these to the council for approval and discharge.

What is the full wording of PCENG3 ?

**From:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Sent:** 29 June 2020 18:28  
**To:** Ben Kirk [REDACTED]  
**Subject:** RE: Sunnyside Cottages

Hi Ben,

You confused me.

The new deadline is for tomorrow and I am pushed by head of planning to finish it.

However with one pre-commencement condition:

Please remove my request for PCENG2 to be applied on this application (should it be approved). The request for PCENG3 still stands.

Please ensure that the Surface Water Drainage for the application is constructed in accordance with the plans contained within the following document:

Flint Barn\_Drainage\_Supplementary Report\_FINAL Rev 02 (1)

I stop understanding my own case.

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:** Ben Kirk [REDACTED]  
**Sent:** 29 June 2020 18:20  
**To:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Subject:** RE: Sunnyside Cottages

Hi Maria

It is 0.54Ha

Attached copy of the form

Paul Cann is looking at the OWC details this week, hopefully once he has agreed this you can then proceed with issuing the approval?

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**From:** Maria Tomalova <[Maria.Tomalova@arun.gov.uk](mailto:Maria.Tomalova@arun.gov.uk)>  
**Sent:** 29 June 2020 18:09  
**To:** Ben Kirk [REDACTED]  
**Subject:** Sunnyside Cottages

Hi Ben,

What is the site area?

I work only with laptop and so many documents are attached; can't find application form.

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](mailto:maria.tomalova@arun.gov.uk)

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