

From: Simon Davis
Sent: 25 January 2019 16:12
To: 'Orchard Enterprises' [REDACTED]
Subject: BR/219/18/PL - 9 Westloats Lane

Dear Lee,

Thanks for your voice message. I am now at the point of being able to work on your decision. I did initially have concerns with the depth of the building and the relationship to no. 10. However, I am aware that no. 10 has no principal windows on the side of its rear closest to your site, also that your site is to the north. Therefore I am going to write this up for approval. I am working on this currently but will not be able to finish until next week will need a further extension of time until Tuesday 5th February.

I will also need to agree the following standard pre-commencement condition with you which has been requested by engineers. You have up to 10 days to respond to say whether you agree or not.

"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 policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface water drainage scheme once development had commenced."

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.