

[REDACTED]

From: Andrew Wood
Sent: 17 January 2019 15:14
To: Planning.Responses
Subject: FW: Further information required - Amendment of planning application CM/33/18/PL and pre-commencement conditions

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
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From: [REDACTED]
Sent: 17 January 2019 14:25
To: Andrew Wood
Cc: Trevor Pullen; Sara Rielly
Subject: RE: Further information required - Amendment of planning application CM/33/18/PL and pre-commencement conditions

Dear Mr Wood,

Yes we accept the change of description.

The boundary site area including 'The Studio' and its curtilage is 58.8 sqm.

We agree to the pre-commencement conditions of submission for the surface water drainage details and further bat emergence surveys and mitigation measures are in place.

Kind regards

Kevin Lancaster

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 15 January 2019 15:01

To: [REDACTED]

Subject: Further information required - Amendment of planning application CM/33/18/PL and pre-commencement conditions

Mr. Lancaster,

I require the following amendments;

Planning Application Forms

1. Change of description - Existing residential barn 'The Barn' to be replaced with a new dwelling house and 'The Studio' a separate residential unit to be incorporated within the site as residential annexe ancillary to the newly constructed dwelling house.
2. Site area – please amend to include the area of 'The Studio' and its curtilage.

Please accept the change of description and calculate the new site area and return to me by email.

Could you also agree to the following pre-commencement conditions by return of email;

Surface Water 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 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 satisfactory 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 surface water disposal scheme is agreed before construction commences.

Biodiversity

No development nor demolition shall commence until further bat emergence surveys to determine if bats are roosting onsite if found building mitigation and a mitigation strategy should be produced and submitted to and approved by the Local Planning Authority. The building mitigation measures and other mitigation measures shall be carried out and thereafter maintained for the lifetime of the development.

Reason: To safeguard the ecology of the area, and in the interests of bats to ensure that a habitat remains for them during and after development in accordance with ENV DM5 of the Arun Local Plan.

Thank you,

Andrew Wood – Senior Planning Officer

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