

From: Anita Gardner
Sent: 19 July 2019 15:54
To: Jason Coomber [REDACTED]
Subject: FW: FG/181/18/PL Proposed Pre-commencement Conditions

Dear Mr Coomber,

I have received the below response from our drainage engineer and on the basis of the wording of her response I am still seeking your agreement to the imposition of a pre- commencement drainage condition as per my earlier letter dated 26-06-2019. Following receipt of the Construction Management Plan I am satisfied that this will not need to be subject to a pre-commencement condition.

To allow for receipt of your agreement please can you agree to a further extension of time on the application until 26-07-2019.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Laura Gibbons
Sent: 16 July 2019 15:06
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: FG/181/18/PL Proposed Pre-commencement Conditions

Hi Anita,

I attended site to discuss their DOC application. Whilst out there I was asked about this application.

I have been supplied with some groundwater monitoring results. I have requested infiltration testing. My intention was to get surface water drainage proposals agreed before determination. But, I would advise that if determination is required in the near future that the following amended condition wording is applied:

"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. Groundwater monitoring 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.

And the accompanying informative:

"Infiltration rates for soakage structures are to be based on percolation tests undertaken at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. 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 here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

[Laura Gibbons](#) | Engineer (Drainage & Coastal), Engineering Services, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner
Sent: 04 July 2019 11:27

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: FW: FG/181/18/PL Proposed Pre-commencement Conditions

Hi Laura,

Please can you let me know if the requested pre commencement condition is still required?

Thanks

Anita

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From: COOMBER Jason <[REDACTED]>

Sent: 03 July 2019 12:41

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Re: FG/181/18/PL Proposed Pre-commencement Conditions

Dear Mrs Gardner

Please find attached letter in reference to Proposed Pre-commencement Conditions, for FG/181/18/PL.

Kind regards

Jason Coomber

On 26 June 2019 at 16:30 Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Mr Coomber,

I am writing to seek your agreement to an extension of time on the application until 05-07-2019 to allow for receipt of your agreement to pre commencement conditions and the consultation response from the Environmental Health Officer. Please can you confirm your Agreement by return?

Regards

Anita Gardner

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