

[REDACTED]

From: Simon Davis
Sent: 22 May 2019 16:16
To: Planning Scanning
Subject: FW: Condition wording FP/171/18/PL

Please upload as Application Correspondence

From: Simon Davis
Sent: 22 May 2019 16:15
To: [REDACTED]
Subject: FW: Condition wording

Dear Andrew,

Please see response from our Engineer below. Therefore, the condition on your clients decision is a pre-commencement condition even though it is not explicitly written as such.

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

[REDACTED]
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Laura Gibbons [REDACTED]
Sent: 22 May 2019 15:56
To: Simon Davis [REDACTED]
Subject: RE: Condition wording

Hi Simon,

This is what has replaced this condition:

PCENG3

"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.

Basically the old one just was wanting evidence submitted that demonstrated proposed buildings and boundaries were kept 3m away from the top of bank of ordinary watercourse.

Thanks,

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: Simon Davis
Sent: 22 May 2019 11:42
To: Laura Gibbons
Subject: FW: Condition wording

Hi Laura,

Please see below. The condition reads:

"The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site."

This isn't pre-commencement or pre-occupation. Of the new conditions, which is the replacement?

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

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From: Andrew Ryley <[REDACTED]>
Sent: 22 May 2019 11:35
To: Simon Davis <[REDACTED]>
Subject: Condition wording

Hi Simon

As discussed just now, I am seeking some clarity on the drainage condition that starts with the words '*The development layout shall not be agreed until such time....*' - I am unclear on what this means in practice. I understand that you no longer use this condition - are you able to send me the wording for the replacement condition please.

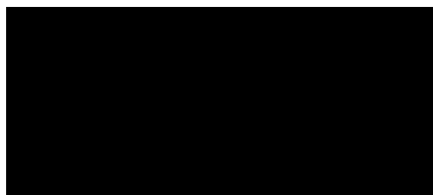
Many thanks.

Kind regards

Andrew

Andrew Ryley BA(Hons) MSc MRTPI
Director of Planning

On behalf of
DLBP Ltd
9 Devonshire Square
London EC2M 4YD
United Kingdom



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