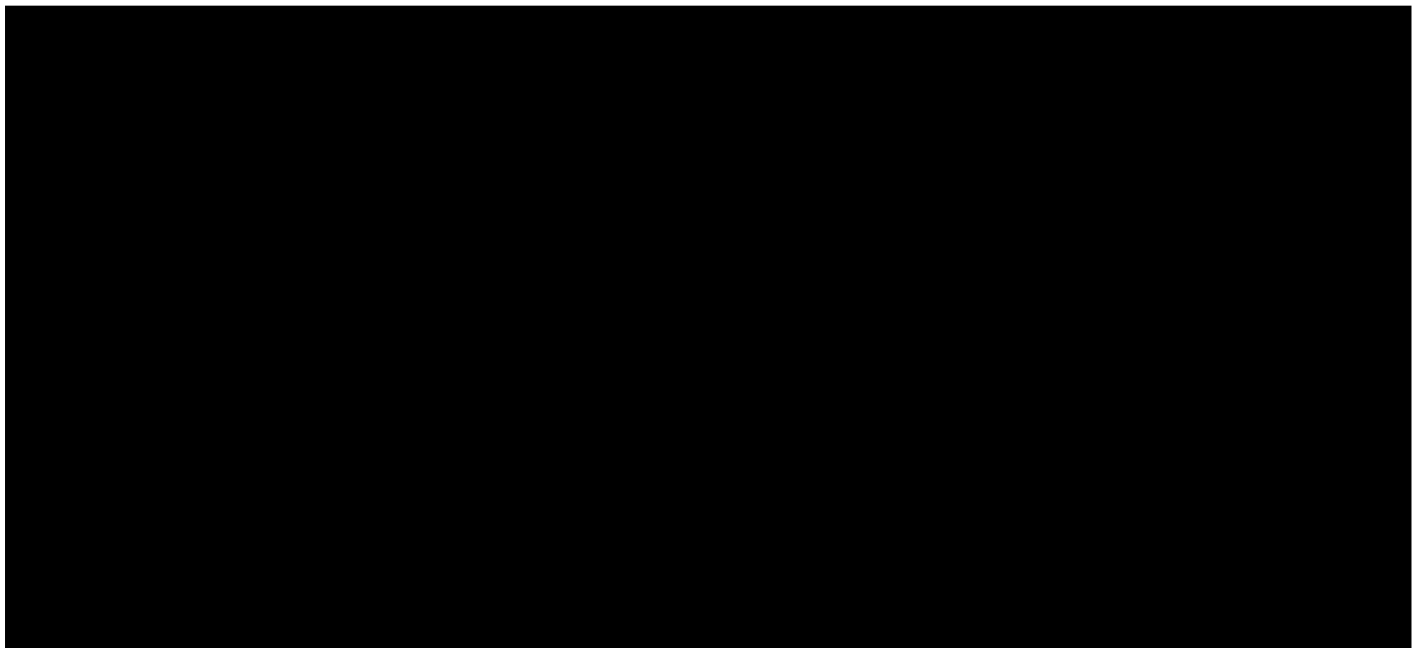
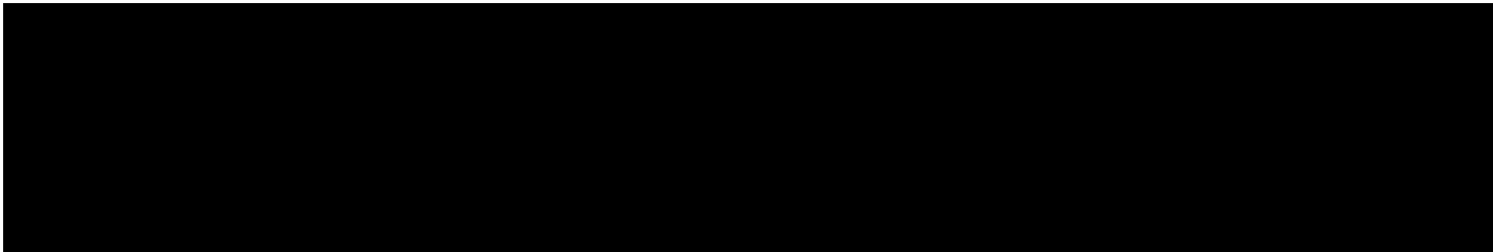




From: Peter Wilson [REDACTED]
Sent: 11 February 2020 11:34

To: James Cross <James.Cross@arun.gov.uk>

Subject: Re: LU/284/19/PL - 1A and 1B Northway Road, Littlehampton

Dear James

I agree them!

You do already have the survey and recommendations for Condition 5.

kind regards

Peter

On Tue, 11 Feb 2020 at 09:28, James Cross <James.Cross@arun.gov.uk> wrote:

Hi Peter,

Many thanks for your comments. Responses to the below matters are provided in red below. I would advise that if we are unable to come to an agreement on the imposition of these pre-commencement conditions then it would result in planning permission be refused; as these conditions are considered to be necessary to ensuring the development permitted is acceptable. Equally, if I have to go back to a consultee to amend their wording then this could take us past the introduction of CIL. For developments in this location this would be charged at £150 sq/m and would leave a considerable financial liability for the developer subsequently.

Your expedient response would be kindly appreciated.

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Senior Planning Officer (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 737784



From: Peter Wilson [REDACTED]
Sent: 11 February 2020 08:59
To: James Cross <James.Cross@arun.gov.uk>
Subject: Re: LU/284/19/PL - 1A and 1B Northway Road, Littlehampton

Dear James

Thank you for your email.

Condition 4 I think it would be unreasonable to ask for an archaeological investigation as it was not required in the previous two approvals for this site. If there is some logic indicating there is a requirement I could understand this.

The application site falls within an archaeological safeguarding area where there may be archaeological deposits on site. This will be unknown at desk based survey stage and will only be known once excavations from the site are made. Whilst I appreciate no mention of this occurred under the previous permissions, both of these consents have lapsed, and would hold limited weight on this matter.

Condition 5 A surface water survey has been carried out and engineers advice have been incorporated on the approved building regulations approval. It would be unreasonable for this requirement.

The condition has been recommended specifically by the drainage engineer and is typical for all residential developments approved by Arun District Council. The only way to circumnavigate this requirement would be to provide the drainage scheme up front. Building Regulations operates separately to the planning process and if this work is required for compliance with Part H of the BR's, then it won't create any additional work. It may, however, have planning implications for drainage channels, attenuation tanks etc which would need to be covered under the planning process.

Condition 6 This is an extra requirement on the previous town planning requirements.

This is a recommendation from your Ecology Survey provided to the Council on 10 February 2020 and is set out in full in Section 7.

Kind regards

Peter

On Mon, 10 Feb 2020 at 15:53, James Cross <James.Cross@arun.gov.uk> wrote:

Hi Peter,

Many thanks for sending through the Phase 1 Habitat and Biodiversity Survey as requested. I can confirm that it's been passed onto the Council's Ecology Officer for comment. In advance of receiving their comments I wanted to agree the following conditions with you in writing. We are required to get written agreement with applicants in relation to any pre-commencement conditions. The proposed pre-commencement conditions are outlined below for your review. I would be grateful if you could formally agree to these in writing, by return of this email?

Condition 4: Archaeological Investigation

4 No development shall take place until provision has been made for a programme of archaeological investigation and recording. The results following the carrying out of the archaeological investigation and recording shall be submitted to the Local Planning Authority for approval in writing. LU/284/19/PL REPORT_804(ODB)

Reason: The structure is potentially of archaeological importance and must be recorded before alteration or demolition in accordance with policy HER DM6 of the Arun Local Plan.

Condition 5: Surface Water Drainage

5 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 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.

Condition 6: Bird Nesting Season

6 No vegetation and building clearance shall be undertaken within the nesting bird season (March to September inclusive). Should vegetation and building clearance be required within these times then any vegetation and/or buildings to be removed or disturbed should be checked by a suitably qualified ecologist for nesting birds no less than 24 hours prior to works commencing.

Reason: To safeguard protected birds, species and habitats on site in accordance with Policies ENV SP1, ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

I look forward to hearing from you at your earliest convenience. If you require any further information please do not hesitate to contact me on this email. Subject to comments being received from our Council's Ecologist, I am looking at getting the decision out late this week/early next.

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Senior Planning Officer (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 737784

