

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 19 January 2021 09:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Pre commencement condition - 8 Manor Way M/86/20/PL

Agent correspondence pls upload

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Sent: 18 January 2021 10:46
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Re: Pre commencement condition - 8 Manor Way M/86/20/PL

Yes, I am happy with all of the above.

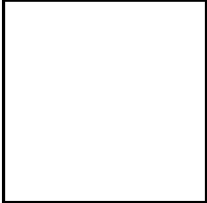
Very best,

Mark Hood BA (Hons), M Arch, ARB



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On January 18, 2021, 9:34 AM GMT andrew.wood@arun.gov.uk wrote:

Pre commencement condition - 8 Manor Way M/86/20/PL

Could you agree to the following pre-commencement condition by return of email:

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.

Thank you,

Andrew Wood MRTPI
Senior Planning Officer, Planning Department



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