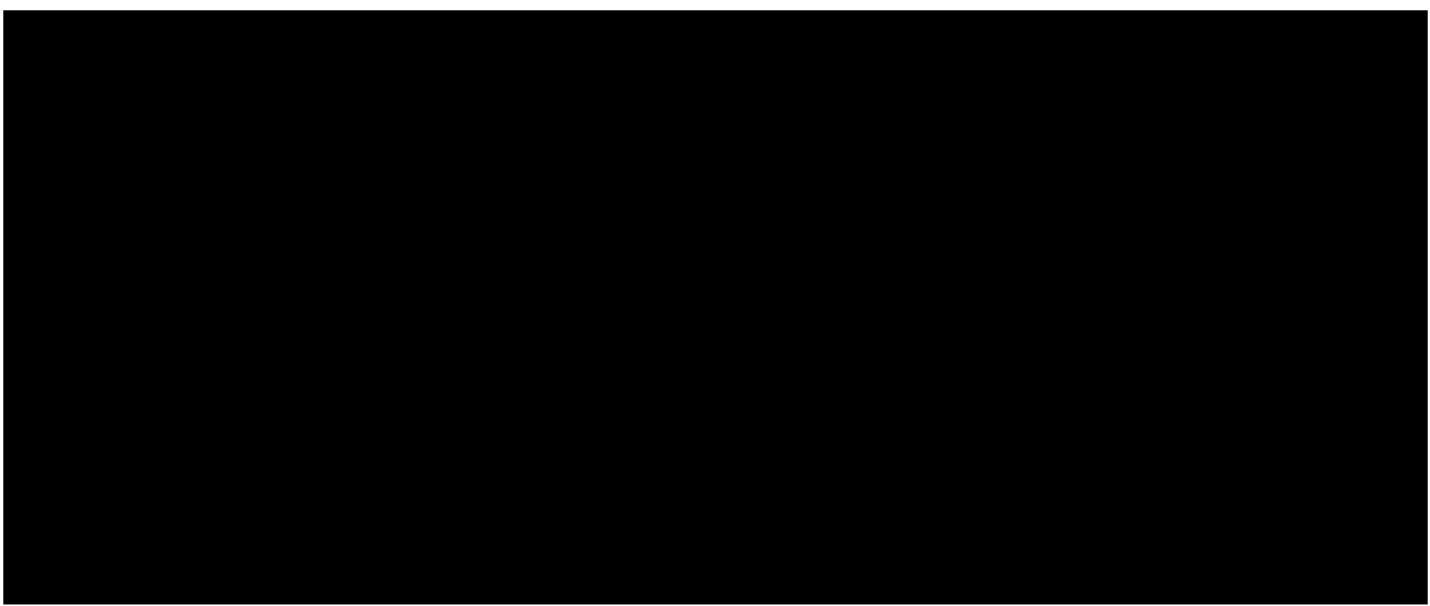




From: stephen jupp [REDACTED]
Sent: 15 May 2019 11:16
To: Maria Tomalova
Subject: Re: P/119/18/PL, Lagnersh House

These are agreed

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 15 May 2019, at 10:42, Maria Tomalova <Maria.Tomalova@arun.gov.uk> wrote:

Dear Mr Jupp,

Please find below the exact wording of suggested conditions:

PCENG2

"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.

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.

Kind regards

Maria

From: stephen jupp [REDACTED]
Sent: 15 May 2019 10:04
To: Maria Tomalova
Subject: Re: P/119/18/PL, Lagners House

can i see their exact wording please

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 15 May 2019, at 09:49, Maria Tomalova <Maria.Tomalova@arun.gov.uk> wrote:

Dear Mr Jupp,

Unfortunately there is another issue to be resolved;

The agreement to pre-commencement conditions PCENG2 and PCENG3
suggested by our EDC engineer.

Kind regards

Maria

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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