

From: Harry Chalk
Sent: 11 August 2025 09:09
To: Planning Scanning
Subject: FW: Condair - R/239/24/PL (Drainage Condition wording)

Please upload as correspondence ‘agreement to pre-commencement conditions’.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Natalie Fellows
Sent: 08 August 2025 02:07
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Condair - R/239/24/PL (Drainage Condition wording)

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Hi Harry,

That makes sense and happy with the suggested condition below.

Many thanks again,
Natalie.

Sent from [Outlook for iOS](#)

From: Harry Chalk <Harry.Chalk@arun.gov.uk>
Sent: Thursday, August 7, 2025 7:05 pm
To: Natalie Fellows
Subject: RE: Condair - R/239/24/PL (Drainage Condition wording)

Hi Natalie,

Understandable. This is fine, but we have previously included specific clarification of what enabling works can consist of within the scope of the condition wording where this has been agreed before, otherwise the scope can be quite extensive. What do you make of the below?

‘Prior to the commencement of development (excluding demolition works and site investigations/enabling works), full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

- 1. Winter groundwater monitoring,*
- 2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,*
- 3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,*
- 4. Impermeable area plan,*
- 5. Calculations modelling the surface water drainage network for the following storm events:*
 - a) 100% Annual Exceedance Probability (AEP)*
 - b) 10% AEP + climate change allowance*
 - c) 3.3% AEP + climate change allowance*
 - d) 1% AEP + climate change allowance*

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

- 6. Detailed drainage plans conforming to Local Planning Authority guidance,
- 7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
- 8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority.

For the purposes of this condition, 'Enabling Works' shall comprise the following:

- (a) site investigations or surveys;
- (b) the clearance of the Site;
- (c) the provision of any temporary site point of access for construction traffic; and
- (d) provision of temporary Welfare & Accommodation
- (e) temporary builders supply (electricity, water, data etc)
- (f) works connected with ground infilling or regrading (not foundations)
- (g) works for the provision or removal of drainage or mains services to prepare the Site for development

Reason: In order to comply with Arun Local Plan policies W DM2 and W DM3 and the NPPF. This is required to be a pre-commencement condition as the surface water drainage design goes to the heart of the permission and needs to be installed prior to any development above the drainage systems.'

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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ARUN DISTRICT COUNCIL

From: Natalie Fellows
Sent: 07 August 2025 12:15
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Condair - R/239/24/PL (Drainage Condition wording)

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Hi Harry,

That's great news – thanks for letting me know.

Could I please request that the **drainage condition** is worded **to allow demolition to take place** prior to its approval? I completely understand that the CMP will still be required for the demolition phase, so I'm happy to accept that condition as currently drafted. It's just that securing agreement on drainage details can take a bit of time, whereas the CMP is something we can move on quite quickly.

A typical wording I use for commercial redevelopment schemes is:

'Prior to the commencement of development (excluding demolition works and site investigations/enabling works), full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

- 1. Winter groundwater monitoring,*

I hope that's okay, but please let me know if you need anything further from me on this. I'm away on leave and 6 hours ahead, but checking emails when I can.

Many thanks,
Natalie.



Natalie Fellows BA (Hons) MSc MRTPI

Director | Fellows Planning Ltd



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From: Harry Chalk <Harry.Chalk@arun.gov.uk>

Date: Thursday, 7 August 2025 at 11:39

To: Natalie Fellows <>

Subject: Condair - R/239/24/PL

Hi Natalie,

We have received positive feedback from our engineers. The comments are attached. It appears some further investigations/details will be needed to inform the final design, but at this time, we can progress with a pre-commencement condition related to drainage. We also received, some time ago, a request for a pre-commencement condition from WSCC Highways pertaining to site setup during construction.

Could I request agreement to the below conditions? Please advise at your earliest convenience.

‘Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

- 1. Winter groundwater monitoring,*
- 2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,*
- 3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,*
- 4. Impermeable area plan,*
- 5. Calculations modelling the surface water drainage network for the following storm events:*
 - a) 100% Annual Exceedance Probability (AEP)*
 - b) 10% AEP + climate change allowance*
 - c) 3.3% AEP + climate change allowance*
 - d) 1% AEP + climate change allowance*
- All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,*
- 6. Detailed drainage plans conforming to Local Planning Authority guidance,*
- 7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- 8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.*

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority.

Reason: In order to comply with Arun Local Plan policies W DM2 and W DM3 and the NPPF. This is required to be a pre-commencement condition as the surface water drainage design goes to the heart of the permission and needs to be installed prior to any development above the drainage systems.’

&

‘No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant, and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with Arun Local Plan policies T SP1 and QE SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.’

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

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