

Amber Willard

From: [REDACTED]
Sent: 06 March 2025 17:32
To: Amber Willard
Subject: RE: wa/102/24/pl

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Hi Amber

Yes I agree to this condition.

Regards

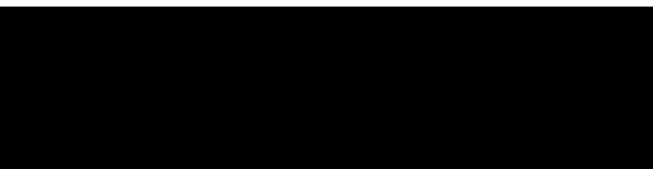
Philip Dudley

Director



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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 06 March 2025 17:29

Subject: RE: wa/102/24/pl

Dear Mr Dudley,

WA/102/24/PL

One more condition relating to drainage is requested.

'Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.'

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan polices W DM1, W DM2 and W DM3. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.'

Please let me know if you agree.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942

E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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Sent: 06 March 2025 13:51

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: wa/102/24/pl

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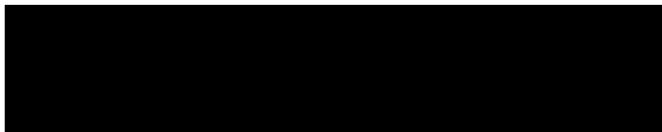
Hi Amber

Yes I agree to this. Thanks.

Regards

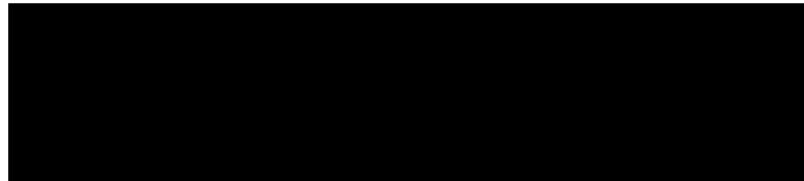
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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 06 March 2025 13:44

Subject: RE: wa/102/24/pl

Dear Mr Dudley,

My manager has advised that we should apply the standard drainage condition and then if drainage comments (following the review of new info) require something different I can amend at a later date.

Therefore I propose to add one further pre commencement condition.

' 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 detailed design must be based upon and build on the surface water information submitted pursuant to condition 2. The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. 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. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: In order to comply with Arun Local Plan policies W DM1 and W DM3 and the NPPF.

The condition already agreed to below I propose to reword to remove 'surface water' so it only refers to foul drainage as below.

'Construction of the development shall not commence until details of the proposed means of foul sewerage have been submitted to and approved in writing by the Local Planning Authority in consultation with southern water.'

Please let me know if you agree.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942

E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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Sent: 06 March 2025 08:49

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: wa/102/24/pl

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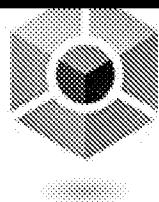
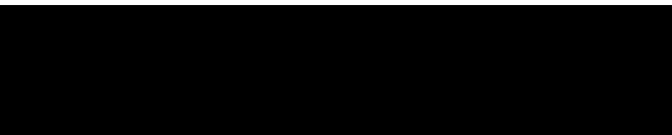
Hi Amber

Yes I agree to this condition.

Regards

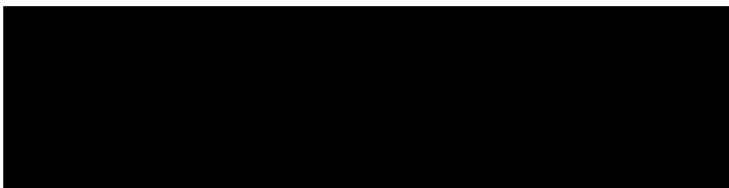
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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 06 March 2025 08:45

Subject: RE: wa/102/24/pl

Dear Mr Dudley,

Thanks.

Sorry one more. This was requested from Southern water. If we get comments back from ADC Drainage and they request conditions, these would likely replace it however I would get your agreement for any amendments.

'Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with southern water.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W SP1, W DM1, W DM2 and W DM3. This is required to be a pre-commencement condition because it is necessary to implement the foul and surface water drainage system prior to occupation of the building.'

Thanks

Amber Willard MRTPI

Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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Sent: 06 March 2025 08:31

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: wa/102/24/pl

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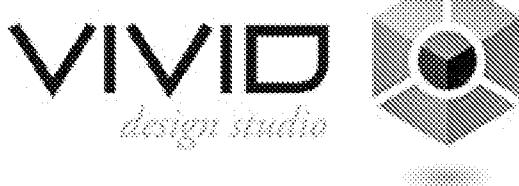
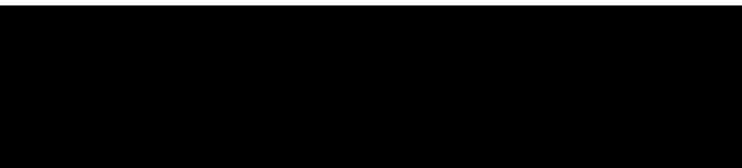
Hi Amber

Yes I agree to the pre commencement conditions as detailed below.

Regards

Philip Dudley

Director



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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 06 March 2025 08:28

Subject: RE: wa/102/24/pl

Dear Mr Dudley,

Thanks for the below. I have uploaded and re-consulted the drainage team.

There are a few pre commencement conditions that have been requested and would require agreement. I copy them below.

1. 'No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority.'

The Reptile Mitigation Strategy shall include the following:

1. Purpose and conservation objectives for the proposed works.
2. Review of site potential and constraints.
3. Detailed design(s) and/or working method(s) to achieve stated objectives.
4. Extent and location/area of proposed works on appropriate scale maps and plans.
5. Type and source of materials to be used where appropriate, e.g., native species of local provenance.
6. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
7. Persons responsible for implementing the works.
8. Details of initial aftercare and long-term maintenance of the Receptor area(s).
9. Details for monitoring and remedial measures.
10. Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and Arun Local Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.'

2. No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP (Biodiversity) shall include the following.

1. Risk assessment of construction activities potentially damaging to biodiversity.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.
9. Containment, control, and removal of any invasive non-native species present on site.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and Arun Local

Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

3. No development/demolition/levels changes (apart from any survey works required by other conditions) shall take place and no machinery shall be introduced to the site, unless and until written confirmation supported by photographic evidence is provided from the Arboricultural Expert representing the site owner(s) to demonstrate that all protective fencing and ground protection has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and has been erected and positioned exactly as shown on the Tree Protection Plan within the 'Arboricultural Implications Assessment and Method Statement -231579 AIA 3.'

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Arun Local Plan policies D DM1 and ENV DM4. It is necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Please let me know if you agree.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942

E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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Sent: 05 March 2025 15:31

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: wa/102/24/pl

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Hi Amber

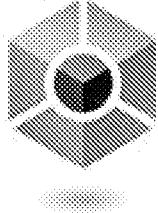
Attached is the revised drainage report and the FRA. Also note showing submission of pre app for OWC consent.

I trust you can reconsult your drainage officer.

Regards

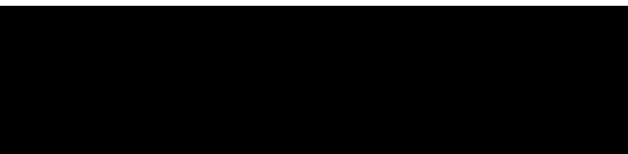
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Director



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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 03 March 2025 11:52

Subject: RE: wa/102/24/pl

Dear Mr Dudley,

Thanks, no problem.

If I could get them by Wednesday that would be good as the deadline for committee is this week but I could at least say in the report that we've received the information and are awaiting final comments from drainage.

Kind Regards
Amber Willard MRTPI
Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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Sent: 03 March 2025 07:59

To: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: wa/102/24/pl

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Hi Amber

I am just emailing to up date you on the drainage. My guy is just finishing the drainage revisions now and the flood risk assessment. I apologise as I thought I needed to get the stuff back to you by 7th March but just recalled your email and it's suppose, to be today. I am not sure why I thought it was the 7th March.

Anway my engineer has said he will have everything back to me by Wednesday this week. Hopefully this is still enough time to reconsult but I understand if you need more time and if this then affects the committee date. I see that ecology have no objection so we have literally just got the drainage to resolve.

Let me know your thoughts.

Regards

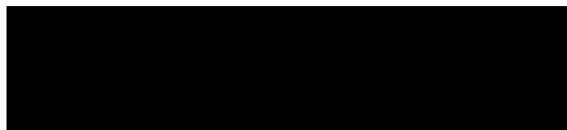
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Sent: 22 February 2025 09:19

To: 'Amber Willard' <Amber.Willard@arun.gov.uk>

Subject: RE: wa/102/24/pl

Hi Amber

As requested, please find attached revised drawing for plots 4 and 5. If this can be accepted as an amendment to the application.

My drainage engineer is working the drainage comments and hopefully should have this back to you next week.

Regards

Philip Dudley

Director



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From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 21 February 2025 09:11

Dear Mr Dudley,

WA/102/24/PL – Longacre

I am writing to ask for a slight amendment to the plans.

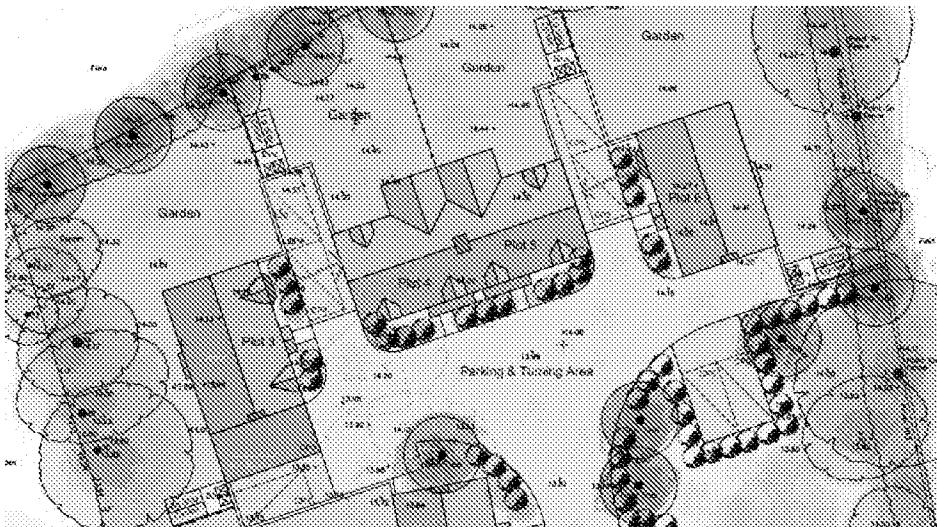
As part of the Arun Design Guide the below distances should be complied with.

- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.

Plot 3 and 6 do not meet this and are some distance short. I note there are windows to the side elevations of Plot 4 and 5

Please can the side ground floor windows from Plot 4 and 5 be removed. As it is short of requirements its better that it be front to blank side gable than window to window.

I note that Plot 4 and 5 do have doors at the back to ensure suitable light.



Thanks

Amber Willard MRTPI

Principal Planning Officer, Planning Department

Tel: 01903 737942

E: amber.willard@arun.gov.uk

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