

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 February 2021 09:53
To: Planning Scanning
Subject: FW: WA/103/20/HH Downs House Avisford Park Road

Amanda Scholes

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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 23 February 2021 09:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/103/20/HH Downs House Avisford Park Road

Acceptance of pre-commencement condition

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

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From: [REDACTED]
Sent: 23 February 2021 09:49
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: WA/103/20/HH Downs House Avisford Park Road

Hi Andrew

The pre-commencement condition is fine.

Kind regards

Leeza Aldis-Hobbs
Chartered Architect ARB RIBA SPAB
AMdesign Architects

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 23 February 2021 09:17
To: [REDACTED]
Subject: WA/103/20/HH Downs House Avisford Park Road

MS. Aldis Hobbs,

WA/103/20/HH Downs House Avisford Park Road

Could you agree to the following pre-commencement condition ?

"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.

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

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