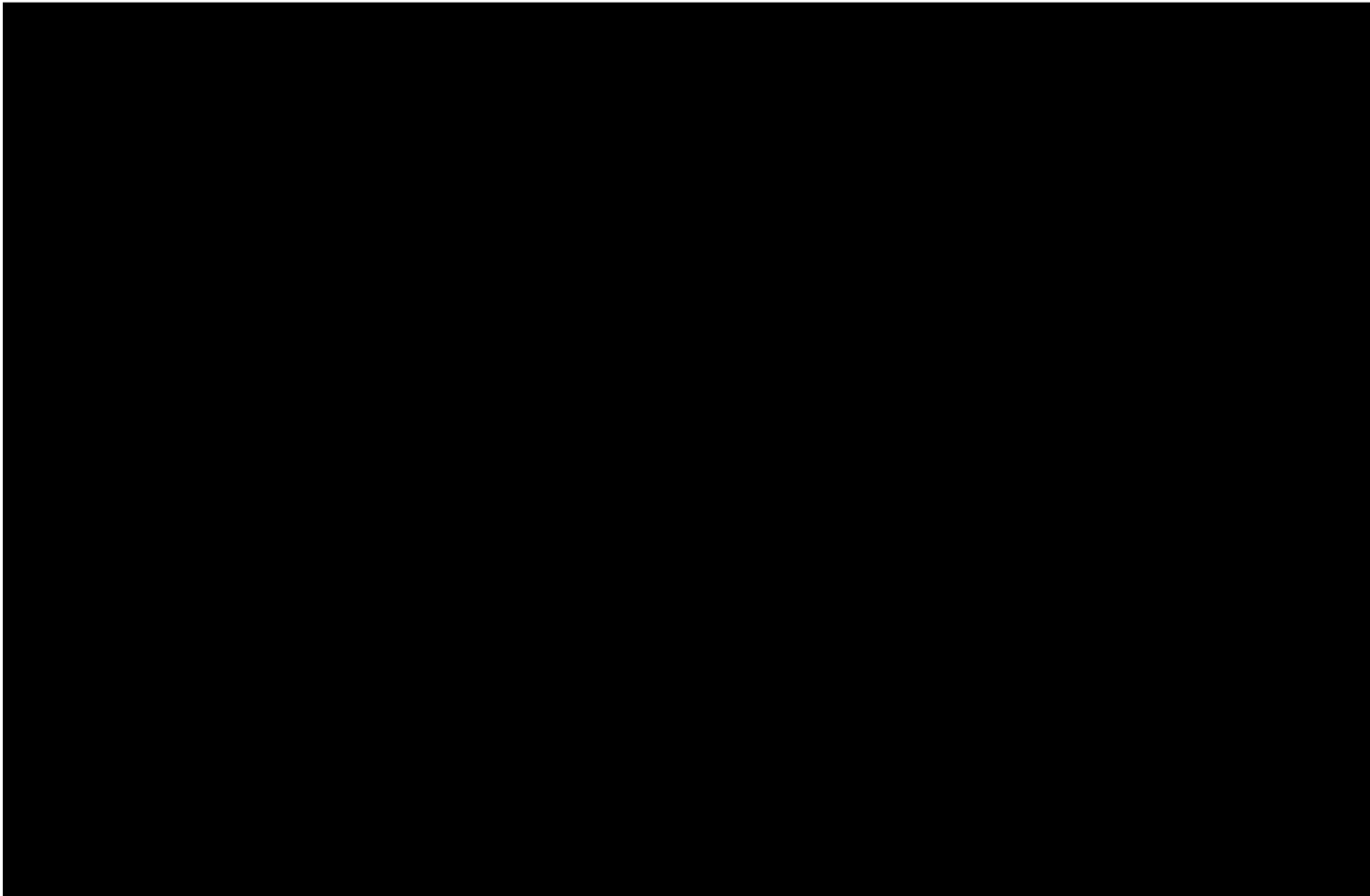




From: Angus Eitel [REDACTED]
Sent: 18 December 2021 09:40
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: WA/104/21/HH, Pre-commencement condition for drainage.

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Harry

Thanks for your email.

I confirm that the pre-commencement condition, as described below, is acceptable.

Kind regards

Angus

[REDACTED]
[REDACTED]
Angus Eitel
Director
[REDACTED]

50.8 Architecture + Interiors

RUME2, Sussex House, 12 Crane Street
Chichester, West Sussex, PO19 1LJ
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On 17 Dec 2021, at 15:29, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Hello,

I write to you regarding the application ref: WA/104/21/HH (Woodend Cottage, Copse Lane, Walberton). In order for the application to be processed we require a pre-commencement condition to be agreed upon. Our drainage engineers require the following condition to be undertaken:
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.

If agreeable, please reply with explicit written confirmation of approval for this pre-commencement condition to be undertaken **as soon as possible**, so as to not incur further delays. The expiry date for this application is 04/01/22. Note however, the planning department is closed from 24/12/21 until 04/01/22. Apologies for the time constraints.

Kind regards,
Harry

Harry Chalk
Planning Officer, Development Management

<image002.jpg>

T: 01903 737577

E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

<image004.jpg><image006.jpg><image008.jpg><image009.png>

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