

[REDACTED]

From: Harry Chalk
Sent: 05 January 2022 08:09
To: Planning Scanning
Subject: FW: WA/108/21/HH Pre-commencement condition approval request

Hello,

[REDACTED]

Thanks,

Harry Chalk
Planning Officer, Development Management



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Chris Pope [REDACTED]
Sent: 04 January 2022 16:28
To: Harry Chalk [REDACTED]
Cc: 'Amanda' [REDACTED]
Subject: RE: WA/108/21/HH Pre-commencement condition approval request

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Hi Harry

Yes I can agree to the pre commencement condition to be added to the planning decision.

Regards Chris

Chris Pope RIBA

Pope Stevens Architecture Ltd

[REDACTED]
website: www.popestevensarchitecture.co.uk

2 Beech Avenue
Chichester
West Sussex
PO19 3DR

From: Harry Chalk [REDACTED]
Sent: 04 January 2022 14:14
To: [REDACTED]
Subject: WA/108/21/HH Pre-commencement condition approval request
Importance: High

Hello,

I write to you regarding the application ref: WA/108/21/HH (Duntroon, Avisford Park Road, 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:

PCENG D2

"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 11/01/22 so a response is needed before the end of the week (09/01/22). Apologies for the time constraints, the Christmas period puts extra strain on the processing on applications within the department.

Kind regards,
Harry

Harry Chalk
Planning Officer, Development Management



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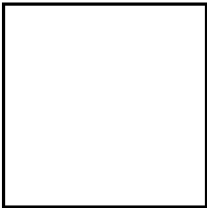
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