

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Neil Barker (AVLTD) [REDACTED]
Sent: 09 June 2021 10:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

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Anita

Further to your reply below – we can confirm you will receive a Surface Water drainage Strategy within the next 7 days – and we agree to an Extension of Time until 25/06/2021.

Whilst we appreciate we cannot complete a Percolation Test (which you stipulate should be conducted in the Winter) – we have the benefit from a Report prepared for a previous application on the site . . . and this determines a Soakaway will not be suitable due to high ground water conditions. This report (attached for reference in the context of this email only) will be revised to specially relate to the current application and will be similarly concluded.

It is becoming increasingly common for Planning Applications in this age of collaborative working that we request sight of the Case officers Report and Draft Planning Conditions . . . it is not usually a problem and Case Officers are usually very willing to share this information as part of the concluding dialogue. Hopefully you are able to provide these documents even if they are in Draft and subject to your managers sign-off.

Best Regards

Neil Barker RIBA



AVLTD : Architecture : Visualization

Shiloh Studios : Inlands Road : Nutbourne : Chichester : West Sussex : PO18 8RD
VAT No: 730 3205 84 : AVLTD is the trading style of Appletree Visualization Ltd - Company No: 03731865



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 08 June 2021 15:17

Subject: RE: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

Dear Mr Barker,

Please can you advise of the timescale for receipt of this information?

In the first instance we will need to agree to an extension of time until 25-06-2021 to facilitate receipt and re-consultation with our Engineers. Can you agree by return?

However, the condition requires winter groundwater monitoring and unless this has already been undertaken you won't be able to accord with the requirements of the condition at this time. Further, unless such drainage details are provided within the next 7 days it is likely the application will be determined on the basis of the information submitted and without your agreement to the imposition of pre- commencement conditions the application would be refused.

I cannot agree to let you have sight of the officer report and draft recommendation conditions prior to publication on the website.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Neil Barker (AVLTD)

Sent: 07 June 2021 09:25

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

CC: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

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Mrs A Gardner

Erection Of Rear Extension And Loft Conversion Following The Demolition Of Existing Conservatory.
Willows West Walberton Lane Walberton BN18 0QS
WA/28/21/HH

Many thanks for forwarding the proposed Pre-Commencement Planning Conditions for the above detailed application. We are pleased the application is being advanced in a favourable manner and would be grateful of a copy of your Case Officers Report and any potential draft Planning Approval / Conditions before it is published on line.

It is our intention to forward as soon as available a design / proposal from our Structural / Civils Engineer to satisfy the Pre-Commencement Conditions (and avoid the need for these to be including in any pending Approval).

We very much appreciate your dialogue in this application.

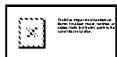
Best Regards

Neil Barker RIBA



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