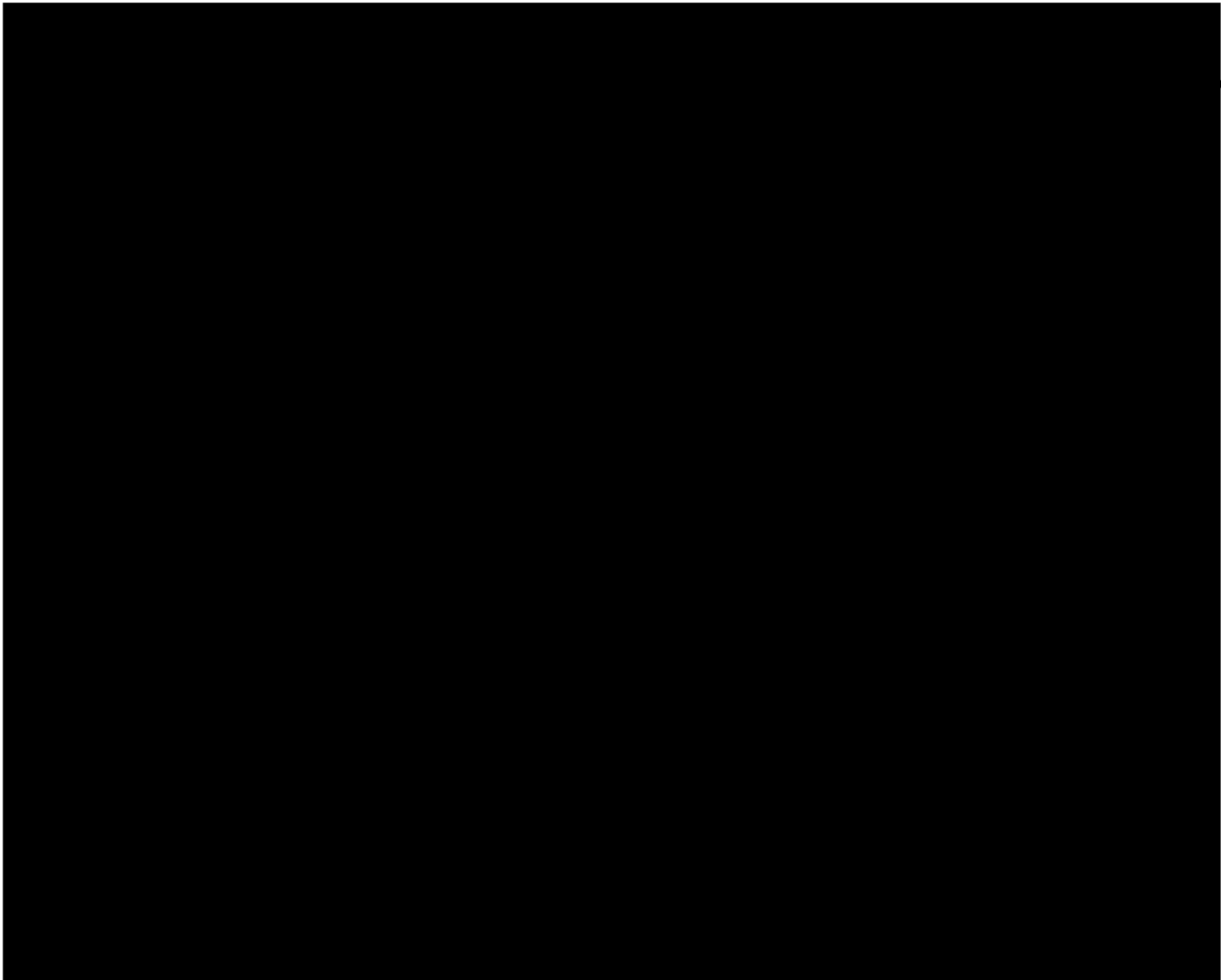




From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 18 June 2021 11:12

To: Planning <Planning@arun.gov.uk>

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

Please scan as consultee correspondence

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 18 June 2021 09:47

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

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

Hi Anita,

No I would not support an alteration to pre-occupation or completion. I would be prepared to consider development up to damp-proof course. This is only on the basis of the very small increase in impermeable area and as we already know that infiltration is not viable. The condition on the garage will remain as pre-commencement.

Condition to be worded:

No development above damp proof course (DPC) level shall take place 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. 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.

I hope this is a reasonable compromise.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Current working pattern: Monday 8am-2:30pm, Tuesday 8am-5:30pm, Wednesday 8am-5pm, Thursday 8am-5:30pm, Friday 8am-11:30am.

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

www.arun.gov.uk

Sign up to our newsletter [here](#)



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

Sent: 18 June 2021 09:33

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

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

Hi Sarah,

I have received the response below from the agent. Is it possible to amend the wording of the condition as he requests?

Thanks

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Neil Barker (AVLTD) <[REDACTED]>
Sent: 18 June 2021 09:24
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>; [REDACTED]
Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Anita

The Land Drainage Consent Application was submitted online and payment made on 14/06/2021. The dialogue below shows our willingness to push this matter forward as priority with Paul Cann and his colleagues for earliest resolution (the strategy of discharging rainwater into the ditch seems acceptable in principle . . . indeed rainwater from the existing house roof likely discharges into the ditch but we appreciate this historical arrangement needs to be formalised for Building Regulations requirements).

Would it be possible for your proposed Pre-Commencement Condition regarding the surface water be re-flagged as a Pre-Completion Condition (on the basis the roof area of the Proposed Roof once the porch has been removed is practically the same as the existing house so the rainwater discharge once the house is complete will be the same as existing)?

Hopefully these requests are seen as reasonable and enable the application to proceed to an Approval.

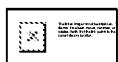
Best Regards

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



The architects within this Company are
registered as such under the Architects Act 1997



Think of the environment, please don't
print this email unless you really need to.

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 17 June 2021 10:15
To: [REDACTED]
Subject: FW: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

Dear Neil,

Given the correspondence below between the Engineers please can you agree to the suggested pre commencement conditions to allow an approval decision to be issued.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 17 June 2021 10:02

To: Kevin Stone [REDACTED]

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

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

Hi Kevin

In terms of the land drainage consent application that is required in support of the surface water drainage design, I enclose the application form for your attention. Fees will be £150 and can be paid online or via BACS – see enclosed text file.

Your drawings will need to include a fully detailed drainage design (ie. layout plan with all relevant levels (ie. pipe invert levels/ditch bed levels/pipe diameter/pipe material, etc)/construction details of headwall/discharge rate, etc. As much freeboard as possible is required between ditch bed and your connecting pipe invert.

I enclose some standard headwall details that can be used and modified to suit.

Unfortunately, I cannot guarantee that your proposals can be approved in time to avoid a pre-commencement condition.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Kevin Stone [REDACTED]
Sent: 17 June 2021 08:26
To: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Fwd: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Paul

Further to the email trail below, I would be grateful if you could let me know what requirements will be required to satisfy the consent in terms of drawings etc...

Many thanks

For and on behalf of STONE CONSULTING ENGINEERS LTD.
Kevin Stone
PhD, MPhil, BSc, MICE, CEng.
[REDACTED]

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 11 June 2021 09:57
To: [REDACTED]
Subject: RE: Land Drainage Consent

Hi Edwin

I have spoken to my colleague who is dealing with the surface water drainage design for the development/s. Nothing has yet been agreed but it is recognised some form of connection to the ditch is required.

I would suggest that your engineer contacts me so I can explain exactly what is required to satisfy that consent in terms of design drawings, etc.

Regards

Paul Cann

Principal Drainage Engineer

Engineering Services

T: 01903 737819

E: paul.cann@arun.gov.uk

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

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

Sent: 16 June 2021 16:13

To: [REDACTED]

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

Dear Neil,

I note that your reply remains outstanding. Please can you provide your agreement to the pre commencement conditions by return so that the planning permission can be released.

If I do not receive a response by the end of week the application will proceed to refusal.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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

www.arun.gov.uk



Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Anita Gardner
Sent: 10 June 2021 11:34
To: [REDACTED]
Subject: RE: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

Neil,

I have been liaising with our Drainage Engineer who has provided the following comment in respect of the additional information you have submitted:

“The application site is in the Lidsey Treatment Catchment, has a watercourse in the rear garden and in an area that is vulnerable to flooding. Therefore surface water drainage for the site should be carefully considered.

It is understood that surface water drainage conditions were applied to application reference WA/84/18/HH for the same site (Conditions 4 and 5). The applicant has submitted a report prepared for that application which shows that infiltration will not be viable on the site due to high groundwater levels.

As a result I do not believe that further groundwater monitoring or infiltration testing will be necessary.

Please apply a modified version of standard condition PCENG2 (shown below) if you are minded to approve the application. This will ensure that flood risk is not increased on site or elsewhere as a result of the proposed development.

The surface water drainage design will need to account for both the new garage (approved under WA/84/18/HH, shown on these plans and not yet discharged) and the increased impermeable area (including the full day room – as it assumed that the conservatory would not have had a formal drainage design) a result of this application. Two separate DOC applications will need to be made.

I do not request the application of standard condition PCENG3 as I believe that this application will be adequately covered by the condition applied on WA/84/18/HH. However, I will expect to see the Ordinary Watercourse Land Drainage Consent submitted with the other supporting documents to discharge these conditions.

It is unlikely that the applicant will be able to satisfactorily avoid the application of the relevant condition (if you are minded to approve the application and apply it) if an application for Land Drainage Consent has not been made due to the timescales involved in getting this approved.

Modified condition PCENG2:

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. 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.

And the accompanying informative:

INFORMD

“Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.”

I am therefore seeking your agreement to the amended wording of the pre commencement condition.

With regard to seeing any other proposed conditions prior to release of any decision. These are as follows:

- 1) The development hereby approved shall be carried out in accordance with the following approved plans:

Proposed Location Plan and Block Plan 1230-02

Proposed Elevations 1230_16

Roof Plans 1230_12

Proposed Floor Plans 1230_11

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

2) No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

3) The roof light windows hereby approved in the side facing elevations shall at all times be obscure glazed below 1.7m internal floor height.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies DDM1 and D DM4 of the Arun Local Plan.

4) No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level or in the roof of the extension on the side facing elevations without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

Please can you provide your agreement to the above conditions by 16th June or provide any additional info to negate their imposition?

Regards

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to www.arun.gov.uk/planning

From: Neil Barker (AVLTD) [REDACTED]
Sent: 09 June 2021 10:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED] 'Kevin Stone' [REDACTED]
Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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
[REDACTED]

AVLTD : Architecture : Visualization

Shiloh Studios : Inlands Road : Nutbourne : Chichester : West Sussex : PO18 8RD

VAT No: 730 3295 84 : AVLTD is the trading style of Appletree Visualization Ltd - Company No: 03731865

The architects within this Company are
registered as such under the Architects Act 1997



Think of the environment; please don't
print this email unless you really need to.

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

Sent: 08 June 2021 15:17

To: [REDACTED]

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



Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Neil Barker (AVLTD) [REDACTED]
Sent: 07 June 2021 09:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED] Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

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

The architects within this Company are
registered as such under the Architects Act 1997



Think of the environment; please don't
print this email unless you really need to.

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
