

## Lynnyrd Wolfe

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**From:** Anita Gardner  
**Sent:** 17 December 2018 13:33  
**To:** Planning.Responses  
**Subject:** FW: nb017101+ Re: WA/58/18/PL 1 Orchard Way, Walberton  
**Attachments:** PastedGraphic-5.tiff; nb017101-10e-proposed new dwellings.pdf

Please add e-mail to application as correspondence from agent and treat the plan as substitute



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**From:** noel@nb+ [REDACTED]  
**Sent:** 14 December 2018 16:19  
**To:** Anita Gardner  
**Cc:** JOSH+JIM  
**Subject:** nb017101+ Re: WA/58/18/PL 1 Orchard Way, Walberton

Anita,

As requested:

+ I enclose an updated elevation, illustrating the cill levels and overall heights of the roof lights to the finished floor levels. note: window heights and sizes as required by building control.  
+ I can confirm my agreement to the recommencement conditions as required by section 100ZA (5) items 1+2 as your email 14.012.2018

noel boswijk ba. barch. RIBA  
**director**

### UNIT THIRTYONE

level six: north  
new england house  
new england street  
brighton  
BN1 4GH



On 14 Dec 2018, at 15:54, Anita Gardner <[REDACTED]> wrote:

Dear Noel

I will also require a cross section detail of the roof area to demonstrate the cill height of the roof light windows in relation to internal floor height.

Further, as I am sure you are aware from 1 October 2018 section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

In accordance with section 100ZA(5) I would appreciate your written agreement, as soon as possible, preferably by Monday afternoon, to the imposition of the following pre-commencement conditions :

- 1) 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 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 satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 2) No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
  - a. An indicative programme for carrying out of the works
  - b. The arrangements for public consultation and liaison during the construction works
  - c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
  - d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
  - e. the parking of vehicles of site operatives and visitors
  - f. loading and unloading of plant and materials
  - g. storage of plant and materials used in constructing the development
  - h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - i. wheel washing facilities

- j. measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reasons

To protect the amenity of the local residents and those at any adjoining or nearby noise sensitive premises in accordance with policy DDM1 of Arun Local Plan.

Regards

Anita Gardner

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)  Save the environment - think before you print.

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**From:** Anita Gardner

**Sent:** 14 December 2018 10:11

**To:** [REDACTED]

**Subject:** RE: WA/58/18/PL 1 Orchard Way, Walberton

Dear Noel,

I am approaching next DC Committee deadline on Monday and I believe the following requested Arboricultural Implications Assessment (AIA) which must be inclusive of a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' – with the trees accurately plotted on same, is still outstanding.

Without receipt by 5pm on Monday the application will not make the January Committee meeting.

Regards

Anita Gardner

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)  Save the environment - think before you print.

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**From:** [REDACTED]

**Sent:** 20 November 2018 11:32

**To:** Anita Gardner

**Cc:** 'Joshua Knowles'; 'James Keeler'

**Subject:** RE: WA/58/18/PL 1 Orchard Way, Walberton

Anita,

We have commissioned 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' as requested.

I believe that this will be available week beginning 04.12.2018.

Please confirm if this enables the application to be included in the December Committee meeting.

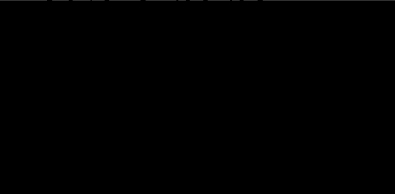
Regards,

noel boswijk ba. barch. RIBA  
director

<image001.png>

## UNIT FIVE

level four:south  
new england house  
new england street  
brighton  
BN1 4GH



www.bbaarchitecture.com

## RIBA chartered practice:3288979

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**From:** Anita Gardner [REDACTED]  
**Sent:** 15 November 2018 10:17  
**To:** 'noel boswijk'  
**Subject:** FW: WA/58/18/PL 1 Orchard Way, Walberton

Dear Mr Boswijk,

Please see the attached comments from the tree officer.

As you can see he is requesting the submission of an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' -- with the trees accurately plotted . Without this he is objecting to the proposal.

I therefore request that this information is provided as part of the application. Since it cannot be provided and reviewed by the Tree Officer within the next week the application will not make the December DC Committee. I would therefore appreciate your agreement to an extension of time until 18-01-2018 to allow the application to be taken to the January Committee. Please confirm your agreement by return.

For your information I am still awaiting the comments of the environmental health officer. I have chased for a response again this week.

Regards

Anita Gardner

