

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 November 2019 08:43
To: Planning Scanning
Subject: FW: WA/59/19/PL - Pippins - AGREEMENT TO PRE COMMENCEMENT CONDITION

From: Amy Myer <[REDACTED]>
Sent: 13 November 2019 17:27
To: Planning.Responses [REDACTED]
Cc: Juan Baeza [REDACTED]
Subject: FW: WA/59/19/PL - Pippins - AGREEMENT TO PRE COMMENCEMENT CONDITION

From: stephen jupp [REDACTED]
Sent: 13 November 2019 15:24
To: Amy Myer [REDACTED]
Subject: Re: WA/59/19/PL - Pippins - AGREEMENT TO PRE COMMENCEMENT CONDITION

ok, reluctantly agreed to....

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB

[REDACTED]

On 13 Nov 2019, at 14:27, Amy Myer <[REDACTED]> wrote:

I have checked this with the Council's Drainage Officer (in the team who initially requested it) and also discussed this with my Manager.

They have confirmed that, regardless of the Inspectors decision on this point, unless you agree to this pre-commencement condition we would be recommending refusal of the application, since it would fail to comply with Local Plan drainage policies.

The site is within the Lidsey Water Treatment Catchment Area and an area at risk of high groundwater flooding, hence the need for the condition, in accordance with policy.

Kind regards,
Amy

From: stephen jupp <[REDACTED]>
Sent: 13 November 2019 13:55
To: Amy Myer <[REDACTED]>
Subject: Re: WA/59/19/PL - Pippins - AGREEMENT TO PRE COMMENCEMENT CONDITION

I am slightly concerned with this condition.

It was not requested in the appeal.

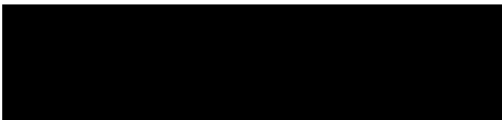
Drainage has to be dealt with under the site licence and as approved they all just run onto the ground and soak in.

The land will be surfaced with gravel

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 13 Nov 2019, at 11:46, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Dear all,

Further to my earlier email confirming our recommendation of approval, we will need your written agreement please to the following pre-commencement planning condition:

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.

I would be grateful if you could please email me asap to confirm agreement to this planning condition.

Best wishes,
Amy

Amy Myer | Senior Planning Officer
Directorate of Place, Arun District Council

Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



<https://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.
