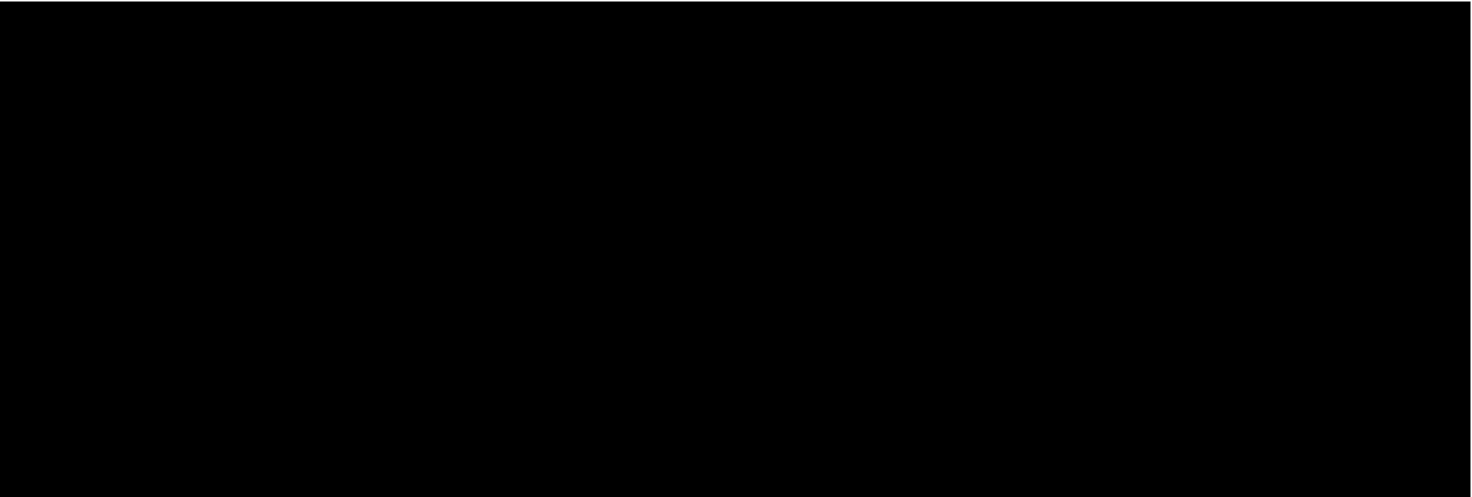






From: Laura Gibbons

Sent: 08 January 2019 08:22

To: Andrew Wood

Subject: RE: Additional Drainage pre-commencement conditions FW: WA/84/18/HH - Willows, West Walberton Lane
- Pre-commencement condition and extension of time agreement

Hi Andrew,

As discussed yesterday:

- I am happy for Condition 6 to be removed for this application as long as we have a written statement from the applicant acknowledging that they will continue to carry out their maintenance activities as required under the land drainage act 1991, despite the fact that the proposed development will mean that no mechanical plant will be able to get to the watercourse.
- The supplementary guidance notes can be referenced via a link to the website in an informative on the planning decision.
- Please send the checklist via email to the applicant whilst we are awaiting this document being put onto the website.
- The wording we provide in addition to our condition request is to reinforce the requirements of the condition, and goes into more detail regarding return period the surface water drainage system should be designed for. It is intended as an informative.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Arun is Working in Partnership with Chichester District Council
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From: Andrew Wood

Sent: 07 January 2019 15:38

To: Laura Gibbons

Subject: FW: Additional Drainage pre-commencement conditions FW: WA/84/18/HH - Willows, West Walberton Lane - Pre-commencement condition and extension of time agreement

Could you respond to me regarding the query below?

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Chris Pope [REDACTED]

Sent: 07 January 2019 15:08

To: Andrew Wood

Subject: RE: Additional Drainage pre-commencement conditions FW: WA/84/18/HH - Willows, West Walberton Lane - Pre-commencement condition and extension of time agreement

Dear Andrew

I can agree to condition 5 but not sure about condition 6 in particular the layout?

Not sure what we will have planning for if the layout is not agree?

Would the layout be part of a discharge on condition application rather than another householder app.?

I will forward on to the applicant to check they are happy with this.

Kind regards Chris

From: Andrew Wood [mailto:Andrew.Wood@arun.gov.uk]

Sent: 07 January 2019 14:08

Subject: Additional Drainage pre-commencement conditions FW: WA/84/18/HH - Willows, West Walberton Lane - Pre-commencement condition and extension of time agreement

Mr Pope

Additional Drainage pre-commencement conditions FW: WA/84/18/HH - Willows, West Walberton Lane - Pre-commencement condition and extension of time agreement

Would you mind agreeing to the following ADDITIONAL pre-commencement conditions no. 5 and 6 by return of email;

Condition 5 - The development shall not commence until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Condition 6 - The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason : To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with Policies W DM1, W DM2 and W DM3 of the Arun Local Plan.

Thank you,

Andrew Wood -- Senior Planning Officer

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Andrew Wood

Sent: 07 January 2019 13:47

Subject: WA/84/18/HH - Willows, West Walberton Lane - Pre-commencement condition and extension of time agreement

Mr Pope

WA/84/18/HH - Willows, West Walberton Lane - Pre-commencement condition and extension of time agreement

Please confirm by return of email your agreement with the following;

1) Drainage pre-commencement 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 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 polices 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) Extension of Time for the decision on planning application WA/84/18/HH until January 11th 2019

Thank you,

Andrew Wood – Senior Planning Officer

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
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