

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 November 2020 09:56
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/120/20/PL

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 24 November 2020 09:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/120/20/PL

Engineers Comments Regarding Surface Water Drainage

Following discussion and correspondence with the applicant and planning officer we are prepared to support a variation of Condition 3 imposed under Y/34/17/HH to the following:

Development shall not commence (with the exception of demolition and site clearance works) 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, 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 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 GEN7 and GEN9 of the Arun District Council Local Plan.

We would not have supported the application to change the wording to pre-occupation rather than pre-commencement, as it was felt that there were no extenuating circumstances in this case and it would set a precedent for other similar sized developments in the district.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineering Services

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Current working hours: Mon 8:00-2:30, Tues-Thur 8:00-17:30, Fri 8:00-11:30

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

Sent: 30 October 2020 08:50

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: Y/120/20/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: Y/120/20/PL

Registered: 28th October 2020

Site Address: Forge Cottage Church Road Yapton BN18 0ER

Grid Reference: 497788 103329

Description of Works: Variation of condition imposed under Y/34/17/HH relating to condition 3-vary pre commencement of development to prior to first occupation of development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 3rd December 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications
<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODS) 2020