

Amber Willard

From: Emma Pinder <[REDACTED]>
Sent: 22 November 2021 13:00
To: Amber Willard
Subject: RE: Y/131/21/HH

Follow Up Flag: Follow up
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Hi Amber

Thanks for calling me back earlier.

I have heard back from the applicant and they are happy for the pre-commencement condition to be applied.

Kind Regards

Emma Pinder BSc (Hons) BArch RIBA
Director

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From: Amber Willard <[REDACTED]>
Sent: 16 November 2021 10:06
To: Emma Pinder <[REDACTED]>
Subject: Y/131/21/HH

Dear Mrs Pinder,

Y/131/21/HH at Alphington House

Drainage have requested a pre commencement condition relating to surface water drainage. As it is pre commencement it has to be agreed. I copy the condition below.

"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.

Please let me know if you agree.

Thank you
Amber

Amber Willard
Planning Officer



and am out of the office Thursdays

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