

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 March 2021 08:09
To: Planning Scanning
Subject: FW: Y/151/20/PL
Attachments: Risk Assessment.pdf

Amanda Scholes

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 04 March 2021 13:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/151/20/PL

Please upload attached to the above application; further information.

Thank you

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk



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From: Laura Bourke [REDACTED]
Sent: 04 March 2021 11:40
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Y/151/20/PL

Hi Maria

Apologies I did not attach the risk Assessment document to my previous email. This summaries and reviews controls in places to manage pesticides, fertilisers, waste, fuels, noise and light. I trust this suffices and would be grateful if you could confirm.

I will come back to you separately on the pre-commencement conditions

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner


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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Date: Wednesday, 3 March 2021 at 18:15
To: Laura Bourke 
Subject: Y/151/20/PL

Laura,

I have read through the documents provided, however, there was nothing relating to - relating to anti-social behaviour in terms of noise.

With regards to the light pollution, condition will be imposed.

We need agreement of the applicant with these conditions, however, if he disagree we have to refuse the application.

There will be two pre-commencement conditions attached as well suggested by Drainage Engineers:
PCENG D2

“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.

and

PCENG03

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. "

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And 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. It is considered necessary for this to be a precommencement condition to protect existing watercourses prior to the construction commencing.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



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