

Application Correspondence "Agreement to PC Conditions 4 & 5 but not to 3"

From: Julia Davies [REDACTED]
Sent: 26 April 2021 12:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Y/22/21/PL North Barn, Hoe Lane

Good afternoon Simon

Sorry to miss your call earlier. As I think Jason explained, we are happy to agree to conditions 4 and 5, and understand the nature of the conditions in that formal discharge is not necessary.

With regard to the drainage, I will forward on to you an email trail that demonstrates the contact between Sarah Burrow / Paul Cann and the drainage engineer working for our Client. It in effect shows that the scheme as proposed and submitted with this application has received informal approval from Arun's drainage engineers.

If at all possible we would like to avoid a pre-commencement condition given that we have provided sufficient information with the application. I am happy to agree to an extension of time if this would help; it would certainly cause less of a delay than submitting a separate DOC application. It also seems unfair for my Client to have to pay another fee for another application.

I look forward to hearing from you.

With kind regards

Julia
Architectura Design

On 23 Apr 2021, at 14:15, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Julia,

I am currently writing this application up for approval before the 8 week date on Tuesday. I have just sent you (through our system) a request to agree Pre-Commencement conditions. The conditions in question are as follows:

(3) 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 part of the new dwelling 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.

(4) Prior to the removal of any roof tiles, the gaps beneath the ridge tiles must be inspected using an endoscope by a licensed bat ecologist. Provided that there is no evidence of bats then the removal of roof tiles must be undertaken by hand under the supervision of the ecologist. If a bat is discovered at any time, then all works must cease and advice of the bat ecologist sought.

Reason: To prevent the risk of death or injury to bats in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to check for protected species prior to works commencing.

(5) Prior to any groundworks taking place that will result in the loss of any grassland, an ecologist must be employed to carry out a finger-tip search of the grassland to be cleared. Following the completion of the search, a two-phase strim methodology should be introduced.

Reason: To prevent the risk of death or injury to reptiles and amphibians in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to check for protected species prior to works commencing.

I am aware that you have provided full details of drainage and therefore it should not be necessary for us to impose a PC drainage condition, however, I have not had a response from our drainage engineer and although I have chased them today, I may not get a response before the 26th. Therefore, it may still be necessary to impose this but as you already have the testing done it should not be onerous to submit a discharge of condition. On this basis, would you be able to agree to the drainage condition as proposed?

The other two PC conditions are worded prior to works taking place but do not require the submission of details to us therefore are not really pre-commencement conditions in the standard sense. Are you able to agree to these as well?

I look forward to your response.

Kind Regards.

Simon J Davis MRTPI
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Directorate of Place
<image002.jpg>
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