

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Stephen Bennett [REDACTED]
Sent: 11 March 2022 13:16
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: 'Clare Stibbe' [REDACTED]
Subject: RE: Land North of Kingswood and Kingsclare - Kings Close Yapton - Planning Ref: Y/4/22/OUT

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Dear Ms Tomalova,

Thank you for your email.

I have now heard back from our client and can confirm their agreement to the two pre-commencement conditions suggested in your email below.

kind regards,
steve bennett riba
director

[REDACTED]

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 11 March 2022 09:46

To: Stephen Bennett [REDACTED]

Subject: RE: Land North of Kingswood and Kingsclare - Kings Close Yapton - Planning Ref: Y/4/22/OUT

Dear Mr Bennet,

Thank you for your email.

Your application will be decided today.

As mentioned in the recent PAA, the proposal is acceptable in principle subject to certain policies of the ALP, Arun Design Guide and NPPF.

I need the agreement of your client to suggested pre-commencement conditions which will be imposed to the decision:

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."

and

Environmental Health reviewed Arun District's Council database a historic landfill site has been identified within 250 meters of the development site and recommend the following condition:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.
2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Stephen Bennett [REDACTED]
Sent: 09 March 2022 13:00
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Land North of Kingswood and Kingsclare - Kings Close Yapton - Planning Ref: Y/4/22/OUT

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our project ref:21012 -- Land North of Kingswood and Kingsclare -- Kings Close Yapton

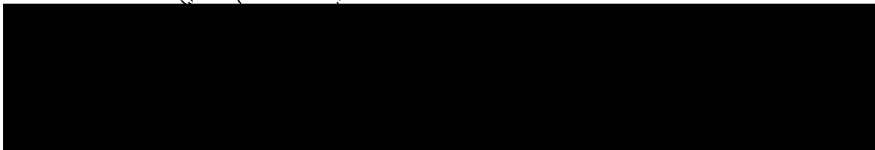
Dear Ms Tomalova,

I hope you are well.

I would refer to my previous email below and the current validated outline planning application with all matters reserved your ref: Y/4/22/OUT that followed pre application advice ref: PAA/79/21 .

We are now approaching the end of the statutory determination period and would be grateful if you could advise on the current status of the application so that the applicant can be updated.

kind regards,
steve bennett riba
director
crescent designs (sussex) limited



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From: Stephen Bennett
Sent: 28 February 2022 17:16
To: Maria Tomalova <maria.tomalova@arun.gov.uk>
Subject: Land North of Kingswood and Kingsclare - Kings Close Yapton - Planning Ref: Y/4/22/OUT

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our project ref:21012 – Land North of Kingswood and Kingsclare – Kings Close Yapton

Dear Ms Tomalova,

I would refer to the current validated outline planning application with all matters reserved your ref: Y/4/22/OUT that followed pre application advice ref: PAA/79/21 .

We are now approaching the end of the statutory determination period and would be grateful if you could advise on the current status of the application so that the applicant can be updated.

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