

From: Amanda Scholes **On Behalf Of** Planning.Responses
Sent: 12 December 2016 08:39
To: Nicola Spencer
Subject: FW: *Ext: RE: Hook Lane, Westergate
Importance: High

From: Claire Potts
Sent: 09 December 2016 12:48
To: Planning.Responses
Cc: Hilary Kernohan
Subject: FW: *Ext: RE: Hook Lane, Westergate

Please could this be entered onto AL/107/16/RES as an agreed EoT.

Thanks

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk
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From: Goodwill, Stuart [REDACTED]
Sent: 09 December 2016 11:44
To: Claire Potts
Cc: Wright, Aaron; Hilary Kernohan; Thomas Callaway; Paul Cann
Subject: RE: *Ext: RE: Hook Lane, Westergate

Hi Claire,

I am happy to extend until the 10th February I do not think we will need s106 deed of variation.

Kind regards

Stuart Goodwill
Head of Planning
Barratt David Wilson Homes Southampton

From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]
Sent: 09 December 2016 11:24

Stuart,

I would suggest the 10th Feb to allow for issuing the decision – unless a Deed of Variation to the S106 is required in which case slightly longer would be more appropriate.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Goodwill, Stuart
Sent: 09 December 2016 10:55
To: Claire Potts
Cc: Wright, Aaron; Hilary Kernohan; Thomas Callaway; Paul Cann
Subject: RE: *Ext: RE: Hook Lane, Westergate

Hi Claire,

In that case lets leave drainage in as part of the application and I am happy to extend the determination deadline. Could you suggest a date please.

I appreciate the outline consent is for up to 79 dwellings and will amend the description as such.

I think it would be a shame to jump to conclusions about dropping numbers before we fully explore all the practicalities of what is being requested.

The work requested has been instructed.

Kind regards

Stuart Goodwill
Head of Planning
Barratt David Wilson Homes Southampton

From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]

Sent: 09 December 2016 10:39

Stuart,

It you would like drainage to remain part of the application then we can do that, either way we would need to have an agreed extension of time in place until after the February Committee. Having spoken to Tom and Paul until they have the additional information they have requested on potential outfalls from the site they don't think that there is any benefit to be gained from a further meeting – as the solutions will be dependent on this information. If you could provide an indication of how long it will take to provide the information, then we can work out when a meeting can be arranged to move things forward. We need to be mindful of the fact that the outline permission was for 'up to 79 dwellings' and that to achieve a sustainable drainage solution a different layout with fewer dwellings may be the only acceptable solution. I've noticed that the words 'up to' are missing from the description of the development – as it is a quoting the outline description of development then it should be a complete quote. This will need to be amended to properly reflect the outline approval.

Kind regards

Claire

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From: Goodwill, Stuart

Sent: 08 December 2016 17:36

To: Claire Potts

Cc: Wright, Aaron

Subject: RE: *Ext: RE: Hook Lane, Westergate

Hi Claire,

I have just tried to call.

On this basis would it not be more sensible to leave the drainage information as part of the application? This would be my preference given we are now not going to January Committee and the determination of the application will not be until the February committee.

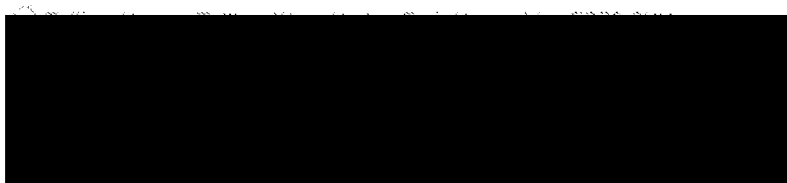
Could we arrange a meeting between yourself, myself and the drainage engineers to ensure we have an agreed way forward and explore the issues. Whilst a meeting did take place I think it will be useful to explore this area again as it is so critical to the Council and so we can clearly understand what is aspirational and what is actually achievable on site.

If we could have this meeting this side of Christmas it would be very helpful otherwise we will end up squeezing your report writing time in January.

I look forward to hearing from you.

Kind regards

Stuart Goodwill
Head of Planning
Barratt David Wilson Homes Southampton



From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]

Sent: 08 December 2016 13:41

To: Goodwill, Stuart <stuart.goodwill@barratthomes.co.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>



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Dear Stuart,

Having discussed your emails with Karl I can confirm the following:

Firstly, we will remove the drainage information from the RM application as requested in your email of 6/12/16. To enable us to do this please could you send a separate email listing the documents and plans to be removed and confirming that a DOC application will be submitted for the relevant conditions. We therefore expect the submission of a DOC application for drainage as soon as possible, which includes any additional information that has been requested to date. We will then make a determination within 8 weeks on the drainage issue.

As set out in my previous email, the ability to achieve a sustainable drainage strategy is intrinsically linked to the layout of the site and amendments to one could necessitate amendments to the other. You agree below that we need to be confident that there is a robust sustainable solution to drainage on the site. Therefore, the RM application can only be determined positively if we have this confidence about the drainage strategy and the condition has been discharged. If we are not able to agree the drainage strategy and have to refuse the DOC application then we are likely to refuse the RM because of the layout issues and we will be content to argue our

position at appeal if necessary. Therefore, I am requesting an extension of time to tie up the determination of the RM application with the end of the determination period for the DOC application (assuming it is received next week, the RM application could be taken to 1 Feb DC Committee). I appreciate that this doesn't deliver the early decision you would like but it allows additional time to resolve the drainage issues and find an acceptable sustainable solution.

I haven't had any indication from either Hilary or our Engineers that they require additional third party opinions on drainage so I don't see the need for it at this stage. I will however pass your comments below on the technical reasons for your proposed solution to our Engineers for their consideration.

Kind regards

Claire

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From: Goodwill, Stuart [REDACTED]
Sent: 07 December 2016 18:27
To: Karl Roberts; Claire Potts
Cc: Wright, Aaron; Laker, Nick; Jones, Julian D; Webster, Gary
Subject: Hook Lane, Westergate

Hi Karl and Claire,

Aaron has just been speaking to Hilary who is concerned about us withdrawing the drainage element of the scheme and the perception of this at Committee.

Clearly there is a robust answer to give members at committee that drainage is a matter for condition discharge rather than a reserved matters but a refusal on this matter serves no one's best interests.

On all other matters other than drainage we are in agreement and the scheme is acceptable.

With regards drainage the point of disagreement is on the use of a surface water pumped solution. The reason for this is due to the very flat nature of the site a gravity system is not possible without lifting site levels by a significant, in excess of 1m, which would have an adverse impact on the protected trees and the neighbouring properties, in addition it would change the hydrology of the wider area and in effect create a raised island of development. The other solution suggested and considered was permeable paving across the site but there is simply not enough area to adequately drain this efficiently and to direct and channel the flows at greenfield run off into the ditch. Again this would also require an element of land raising, and even then you would not have the site area to achieve it. Additionally you would also be relying on householders to maintain the permeable paving which is a risk. In addition roof run off would be discharged straight out onto the permeable area and as such you would then have, in a storm event, water running directly over the roads and pavements. These issues all arise as there is zero soakage in the ground. All these options have been duly considered and considered, correctly in my opinion as unacceptable.

As such it was considered the most sustainable way to drain this site is as proposed. This allows the site to drain to the ditch at greenfield run off in the location set out in the flood risk assessment and agreed by the Planning Inspector. Although this relies on a pumped solution this will be maintained by the management company and has

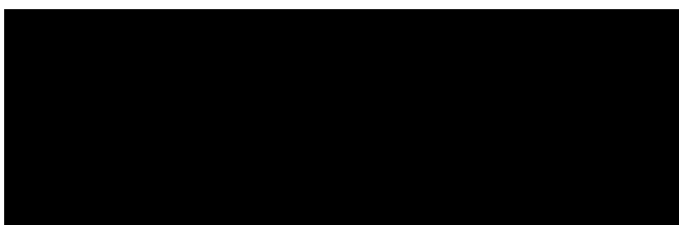
24 hour emergency wet well storage and 24 hour telemetry if there is any issues. This solution is robust and accepted throughout the water industry.

My view is still that we withdraw the drainage element of the drainage from consideration to allow the application to be reported to committee on 4th January but in the intervening period we have a peer review of our drainage strategy to ensure that it is robust and sustainable. I would then hope we could update members to the findings of this at the committee either through an update paper or verbal update. If you are agreeable to this approach I would ask that Arun District Council suggest a couple of Engineering firms that they would be comfortable with to review our drainage strategy and David Wilson Homes will pay for the work to be undertaken. My only caveat is that we would want it completed this side of Christmas and I would ask that if the report finds our solution is acceptable that Arun District Council support these findings. I think this would put the Council in a robust position to say that drainage has been duly considered and although not part of the Reserved Matters application, the Council are confident there is a robust sustainable solution for surface water drainage.

I look forward to your urgent thoughts on this matter and your assistance and help, as always, is appreciated.

Kind regards

Stuart Goodwill
Head of Planning
Barratt David Wilson Homes Southampton



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