

Drainage engineer comments

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Laura Gibbons

Sent: 01 July 2021 09:41

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Re: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate (Private and Confidential)

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Hi Simon,

I have reviewed the revised landscaping proposals. The root potential areas of trees have not been provided on plans. However, it can be seen that proposed trees are still in very close proximity to both the attenuation basin and attenuation tank. Due to high groundwater levels on site it is vitally important to the functioning of the drainage system that impermeable liners are not damaged by tree roots. I would therefore request that the landscaping and drainage plans are not listed as approved as these will need to be further changed.

Furthermore, the level of drainage information provided does not meet our requirements to avoid pre-commencement conditions, and therefore should not be listed as approved and the requested drainage conditions should be applied.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

ACHIEVEMENT
AWARDS 2020
FINALIST **MJ**



On Wed, 30 Jun 2021 at 12:08, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Megan,

I will accept these drawings but Laura won't be able to confirm until next week and I have to have the report finished by then. I will include the landscaping plans in the approved drawings but if there are any further issues then these will need to be raised/dealt with through a report update.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]
Sent: 30 June 2021 11:41
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate (Private and Confidential)

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Good morning Simon,

I saw the ADC's drainage team's comments on the website so have actioned these with our landscape consultant.

Please find attached the amended landscape plans which have removed the trees from the attenuation basin as requested.

On this basis, we trust the drainage proposals can be included under approved plans.

Kind regards,

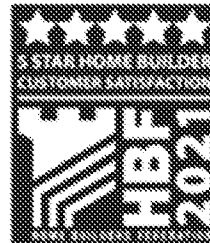
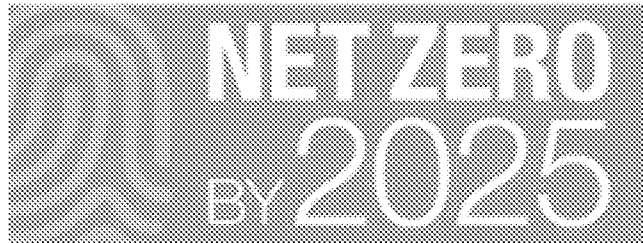
Megan

Megan Green
Senior Planner

[REDACTED]
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 25 June 2021 13:10

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate (Private and Confidential)

Dear Megan,

Thanks, this looks good. These are now on our website.

Simon

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]

Sent: 25 June 2021 12:14

To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate (Private and Confidential)

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Good morning Simon,

Further to your email below, please find attached the revised drawing for Plot 61-63 which has been updated to include a recessed/fake window feature.

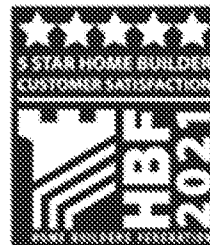
I have also attached the updated Schedule of Accommodation.

Kind regards,

Megan



NET ZERO
BY 2025



Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate (Private and Confidential)

I note that you have added a GF window which is good. I suspect you have ruled out a FF window due to it being behind the beds. However, could you instead put in a recessed/fake window feature or some kind of detailing at FF instead?

Can you also confirm that there was no change to the previous Schedule of Accommodation (this wasn't updated through the package submitted 14/05).

Subject to these then yes we will recommend approval.

I have no concerns with you doing the archaeological trenching and reptile trenching prior to determination. However, we would need the results of these / verification of completeness so I can then reconsult the Archaeologist/Ecologist to avoid any conditions relating to them.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]
Sent: 21 June 2021 10:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate (Private and Confidential)

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Good morning Simon,

I just wanted to have a quick catch up regarding our application on a couple of items.

I was wondering whether you have had the chance to review the content of the application? On the basis the s106 instruction has been sent, may we interpret that this will mean you will recommending the application for approval?

We are looking to commence the reptile mitigation strategy next week (w/c 28th June) following which we are planning to commence the archaeological trenching w/c 19th July.

We trust that by implementing the reptile strategy prior to determination, this strategy would not need to be conditioned? The reason for this is that bat licences are currently taking 60 working days, so we would like to avoid any pre-commencement ecology related conditions.

Happy to discuss these points over the phone if easier. I am available anytime for a call.

Kind regards.

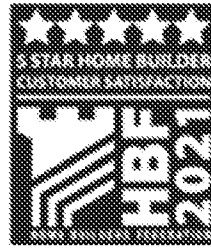
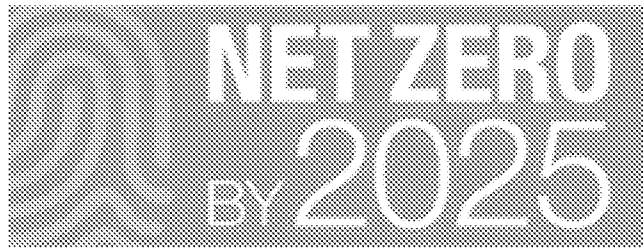
Megan

Megan Green
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 16 June 2021 09:33

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

Hi Megan,

I'm not really free today. If you can let me know what you want to discuss then I may be able to assist by email later.

Note that I issued the s106 instruction on Monday and am planning to review the submission later this week.

Simon.

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]
Sent: 16 June 2021 09:23
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

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Good morning Simon,

I was wondering if you were available for a quick catch up this morning to run through a couple of items?

Kind regards,

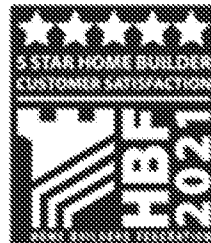
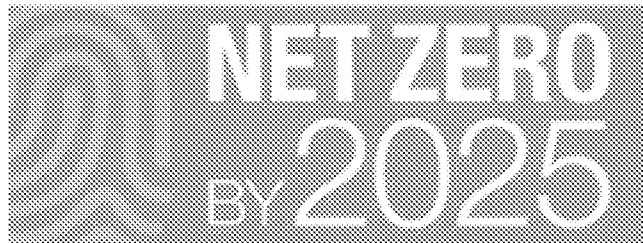
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Megan Green
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 27 May 2021 13:56

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

The amended plans/docs are on the website and consultations have been sent with a deadline of 18/06/21.

I have not yet instructed legal as I had asked WSCC to confirm which of their required measures are within the new red edge area. They have responded with a request for further clarification (see attached – copy was sent to your consultant). I will ask again.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]

Sent: 27 May 2021 09:28

To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Importance: High

Good morning Simon,

I'm conscious that you are on annual leave as of tomorrow for a week, so I just wanted to check if there anything you would like to discuss prior to your leave?

We were also wondering if WSCC have come back on the s106 – and if instruction has now been undertaken?

Kind regards,

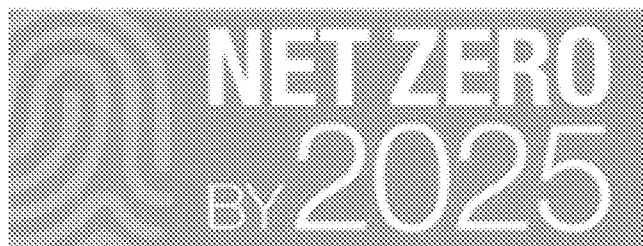
Megan

Megan Green
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 21 May 2021 13:24

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Hi Megan,

Yes thank you. This has been actioned.

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]

Sent: 21 May 2021 13:23

To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good afternoon Simon,

I just wanted to check you received my email below ok?

Many thanks,

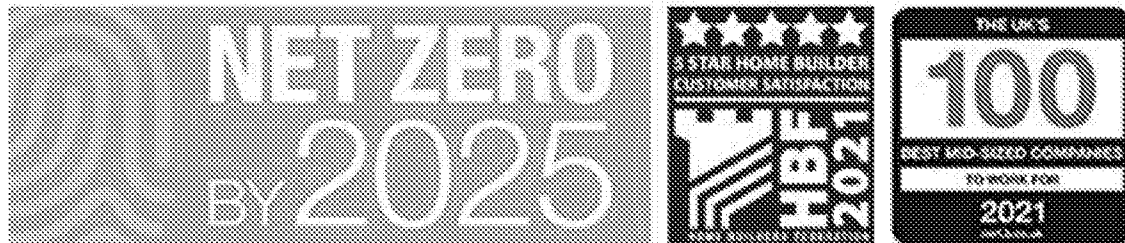
Megan

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From: Megan Green
Sent: 20 May 2021 08:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Simon,

Thank you for your email,

Please see this email as confirmation of our agreement to an EoT to the 30th July 2021 as requested.

Kind regards,

Megan

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 18 May 2021 10:49

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Hi Megan,

Sorry I wrote that email without reference to the fact that it has to go to Committee.

The agenda close for the June 23rd Cttee is the 4th June but I am holiday from the 28th May for a week. Therefore, I would need to have the report done by next Thursday and this means making a recommendation without being in receipt of consultation responses. I'm sorry but I think that is unachievable and it would work better to aim for the July 28th Committee. As such, I would like to request instead agreement to an EoT until 30/07/21.

As regards the s106, I have shown WSCC the amended red edge plan and have asked them to confirm what they want to go into the 106. Then I can issue an instruction to Legal.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]

Sent: 18 May 2021 08:44

To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good morning Simon,

Further to your email below and our previous conversations, may we check that we are still aiming for the June 23rd committee? And the additional week after would just be required for executing the s106?

Many thanks,

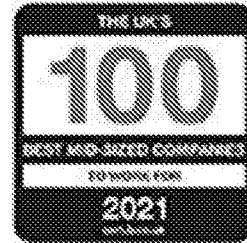
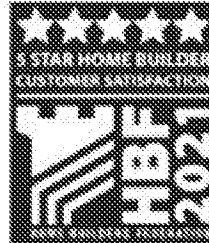
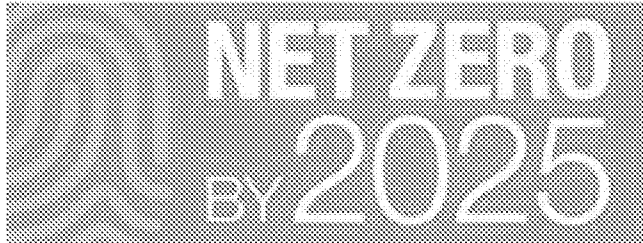
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Megan Green
Senior Planner
[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 17 May 2021 11:01

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

Noting that the application expiry is this week, could we agree an extension of time. I'm thinking that an extension of 6 weeks should suffice (so to 30/06/21). Can you agree to this?

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Simon Davis

Sent: 14 May 2021 16:39

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

Thanks. I confirm receipt of the package. Unfortunately, the admin officer has left for the day and is off for a week as I said before so we will not be able to change the plans etc on the system until w/c 24th May. Unfortunately there is not enough capacity in the validation team to cover this role.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]
Sent: 14 May 2021 15:15
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Simon,

Further to our recent correspondence, due to file size - please see the link below to access the amended plans / reports. The covering letter is also attached to this email for ease.

[REDACTED]

Please note – as the proposed off-site highways works are all within highways land and notice has already been served on West Sussex County Council, the application form does not need amending to include any additional notices.

If you have any issues using the link, please do not hesitate to contact me – likewise if you have any queries on the contents of our submission.

Please would you also be able to advise if you would like us to forward this information to the Parish Council.

Many thanks,

Megan

Megan Green
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 14 May 2021 10:26

To: Megan Green

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Hi Megan,

I don't mind if you drip feed by email to me but I'm still going to wait and put in one request. It may just be that it just can't get done for a week.

Simon.

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]

Sent: 13 May 2021 18:47

To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Simon,

Thank you for your email.

Having consulted with the project team, we think it will be midday tomorrow before we will be able to submit all the plans. Some of the information is ready, so if you prefer we could drip feed it through in a couple of submissions if that helps? We could send the first email tomorrow morning.

We have sent an email to the Parish Council about the changes and would be happy to issue the full info to them (with yourself cc'd) if this assists?

Kind regards,

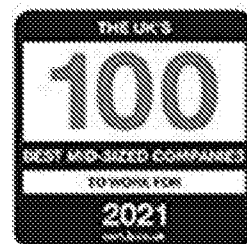
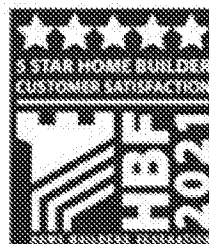
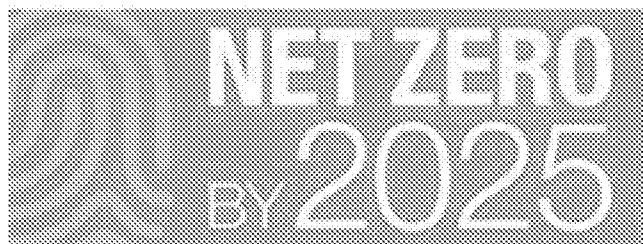
Megan

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Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 12 May 2021 17:38

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Hi Megan,

Can you ensure that the new plans/docs are with me as early as possible on Friday. We have no admin support for changing plans on the system next week due to annual leave so I will need to get the request in and hope the person can do it same day.

Thanks

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place



T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Megan Green [REDACTED]
Sent: 12 May 2021 17:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good evening Simon,

Further to my email below regarding the reptile surveys, please find attached the survey results from our recent 2021 surveys. The survey results are in line with previous findings in that there is a small population on site – mitigation for which was shown in the previously submitted landscape strategy (within Design and Access statement). The documents are in the process of being updated and we are aiming to submit all amended plans and reports to you this Friday.

Kind regards,

Megan

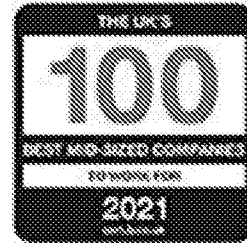
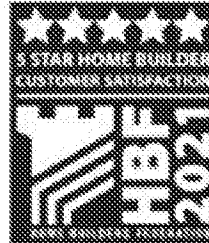
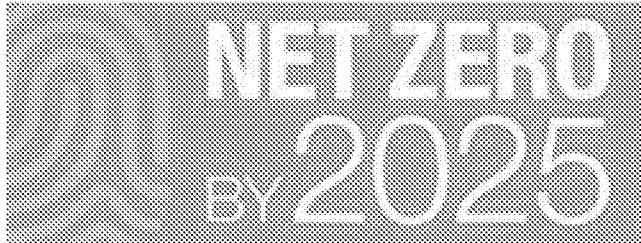
Megan Green
Senior Planner

[REDACTED]

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From: Megan Green

Sent: 24 March 2021 18:29

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Simon,

Further to our correspondence below, we have been continuing to monitor the consultee comments (we note no objections from any statutory consultees have been received to date) on the Council's website and liaising with our consultant team to co-ordinate this response.

We also enclose the following information requested in your email dated 26/02/2021.

- Accommodation Schedule
- CIL Form – amended to incorporate cycle store of 11.2m²

We have detailed our response to the following consultee responses below. Please note under the ecology section we also cover your query regarding the proximity of the site to the Singleton & Cocking Tunnels Special Area of Conservation (SAC) and requirement for a Shadow Habitat Regulation Assessment.

Ecology

Reptile Surveys

In response to CDC Ecology's consultee response dated 19/02/2021, updated reptile surveys have been instructed and are now underway. Due to the seasonal nature of these surveys, they could only commence last week, therefore we hope to issue an updated report and mitigation strategy by

early-May. As soon as we have the initial results, we will provide a written interim update. The mitigation strategy will include an amended landscape plan clearing annotating the ecology buffer for bats and reptiles.

Singleton & Cocking Tunnels Special Area of Conservation (SAC)

Having liaised with our ecologist, we understand that the site is 11.8km from the SAC boundary, is not part of any bat flight line and the development proposals do not propose the removal of any substantial hedgerows. On this basis, our ecologist advises that no impacts on bats or severance of flight lines are considered likely. The applicant understands that lighting will be sensitive in this location, and this will be kept the minimum required for safety. The applicant is willing to agree to an appropriately worded condition – to ensure that external lighting is controlled on the proposed development.

Shadow Habitat Regulation Assessment.

This report has been instructed and is currently being prepared by our ecologist. We aim to submit this to you and the ecologist by mid-April 2021 once completed.

Archaeology

The Archaeology Advisor's response dated 09/03/2021 requests the following planning condition *"No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority"*. We would like raise that no archaeology condition was applied to the approved outline planning application and would therefore question why this considered required now. We would also like to highlight that given the previous intrusive use of the site (nursery and constructed house) it is unlikely that any archaeological findings would still be in situ.

West Sussex Fire and Rescue Service

In response to West Sussex Fire and Rescue Service consultee response dated 02/03/2021, the applicant is willing to provide a fire hydrant (if required) within the site. As shown by plans within the Transport Assessment (ref: 2019-6115-003 Rev H, 1=2019-6115-005 Rev H and 2019-6115-007 Rev I) a fire tender can manoeuvre the site in accordance with the relevant building regulations. We do however request that, due to the time required to undertake the detailed utility design, that the proposed trigger date of the planning condition below is amended as follows;

*"Prior to the commencement of ~~the~~ development **above damp proof course level**, details showing the proposed location of the required fire hydrants shall be submitted to and / approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed."*

Southern Water

Whilst Southern Water raises no objections to the application in its response dated 11/03/2021, it does request the addition of a couple of planning conditions. Whilst we do not wish to challenge the application of such planning conditions, we request that the trigger date for the following condition be amended to 'above damp proof course level' due to the time taken to undertake detailed utility design.

"Construction of the development shall not ~~commence~~ take place above damp proof course until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water".

Parish Council

We note that the Parish Council has now submitted its consultee response confirming **no objection** to the proposed development.

We understand that the following consultee comments are still outstanding; policy team, design and layout comments, West Sussex County Highways and the Lead Local Flood Authority and would be grateful if these could be chased so we can conclude any comments raised.

Dependent on the remaining consultee responses raising no objection and us dealing with their comments in an expedient manner, we would like to understand our options for determination i.e. a delegated approval. Furthermore, we would also like to understand when Arun would be willing to start engaging on the S106 Legal Agreement to avoid any unnecessary delays with determination. As such, please be advised that we would be willing to provide the relevant undertakings to cover Arun's internal legal fees.

I trust this submission covers a number of the outstanding queries whilst providing an update on outstanding items but please do not hesitate to contact me if you have any queries.

Kind regards,

Megan

Megan Green MFTPI

Senior Planner

Thakeham House | Summers Place | Stane Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav RH14 9AD

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 24 March 2021 16:05

To: Megan Green [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

It is almost a month since I wrote to you to set out the items I considered were missing from the submission. Can you advise by return when you will be able to supply these please.

Simon

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk

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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- **Research planning and building control history**
- **View any planning applications, plans, agreements, tree preservation orders or competent persons data**
- **Submit building control applications**
- **Submit planning application comments**
- **Report any planning compliance issues**

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Megan Green [REDACTED]
Sent: 01 March 2021 08:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good morning Simon,

Thank you for your email – we will action and come back to you asap this week.

Many thanks,

Megan

Megan Green MRTPI

Senior Planner

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 26 February 2021 16:37

To: Megan Green [REDACTED]

Subject: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

I have had an initial look at the resubmission and have a couple of queries/requirements:

1. You previously provided an Accommodation Schedule but I can't see one with this submission. Can you submit one please.
2. I previously queried with you whether the cycle store (which I make to be 11.2m2) has been included in the new floorspace figure on the CIL form. Can you confirm it is now included. I haven't been able to work this out for myself as I don't have the accommodation schedule.
3. The application site is within the 12km buffer of the Singleton & Cocking Tunnels Special Area of Conservation (SAC). ALP policy ENV DM1 is of general relevance but policy SD10 of the South Downs National Park Local Plan provides more specific policy and advises that in the 12km buffer, significant impacts on bats or severance of flight lines should be considered. There is also relevant policy in the emerging ANDP Review Plan. I am unsure whether this has been considered in your submission?
4. Further to (3), we are required to undertake an Appropriate Assessment as per Habitats Regulations 2017 to determine whether there is any impact on the SAC. In order to do this I will need from you a Shadow Habitat Regulations Assessment and so I am formally requesting one.

Lastly, please note the comments of our ecologist particularly the point about the reptile surveys being out of date. Please speak to your ecologist to determine when such surveys can be carried out. Please advise me of timescales.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk

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