

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2019 08:55
To: Planning Scanning
Subject: FW: AL/33/19/RES Barnside, Hook Lane

From: Simon Davis
Sent: 26 June 2019 12:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/33/19/RES Barnside, Hook Lane

[REDACTED]

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]
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From: Laura Gibbons [REDACTED]
Sent: 26 June 2019 12:29
To: Simon Davis [REDACTED]
Subject: RE: AL/33/19/RES Barnside, Hook Lane

Hi Simon,

Please can the applicant submit a plan showing where this tank area can be provided and some proposed level demonstrating that the water can get out to the watercourse (i.e. invert level of tank, hydrobrake and ditch).

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]
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From: Simon Davis
Sent: 17 June 2019 17:38

To: Laura Gibbons
Subject: FW: AL/33/19/RES Barnside, Hook Lane

Hi Laura,

Please see attached in response to my email of today. Please respond when you can. Ta

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Alistair Harris <[REDACTED]>
Sent: 17 June 2019 15:56
To: Simon Davis <[REDACTED]>
Cc: Adam O'Brien <[REDACTED]>
Subject: AL/33/19/RES Barnside, Hook Lane

Dear Simon

Please see below and attached which demonstrates categorically that there is sufficient areas for storage within the submitted layout for site to be adequately drained, even if winter soakage testing were to demonstrate zero permeability.

Please pass this information onto Laura Gibbons, I trust this will resolve the position and enable you to make positive progress with the RM application.

Kind regards

Alistair

From: aquacallidus <[REDACTED]>
Sent: 17 June 2019 15:47
To: Alistair Harris <[REDACTED]>
Cc: Adam O'Brien <[REDACTED]>
Subject: RE: AL/33/19/RES Barnside, Hook Lane

AI

What Laura seeks is confidence that if Winter permeability was nil then there is sufficient room within the current layout to provide the necessary storage ie confidence that the proposed layout can be supported.

To this ends I have attached a calculation for draining the whole site to a geocellular tank located above the max GWL and buried under the central grassed area. The grassed area is 850m² so for a 0.4 height storage crate at 95% void provides 323m³ of storage. The critical event for storage is 10 hours which requires 306m³ so the available buried storage potential is more than adequate. The pond could also be enlarged as originally proposed and would provide 0.5m depth over and average footprint of 380m² above GWL ie potential for a further 190m³ Thus on site there is hypothetically potential for at least 510m³. This is greater than the runoff volume with a zero discharge rate as the design storm is only 477m³.

In summary it is certain that the proposed layout can be supported. Winter permeability tests will be undertaken in due course and maximum use made of available permeability. **If** there is any shortfall from this (up to and including 100% ie no permeability) then this will be provided as attenuation storage within the site.

Kind Regards

Andy Traves



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From: Simon Davis [REDACTED]

Sent: 17 June 2019 13:16

To: Alistair Harris [REDACTED]

Cc: Adam O'Brien [REDACTED]; Laura Gibbons [REDACTED]

Subject: RE: AL/33/19/RES Barnside, Hook Lane

Dear Alistair,

I have now had a further discussion with Laura. The reason why this is an issue for the reserved matters application is that the winter infiltration/groundwater results may conclude that infiltration is not possible. If this is the case, then the pond may need to be enlarged or space for attenuation crates provided. This could therefore affect the proposed layout.

Laura has stated that she would be happy to withdraw the objection if you are able to provide a strategy type assessment which demonstrates that in a worst case scenario (no infiltration possible) that there is adequate room for surface water attenuation with the proposed layout. This could include use of the pond (above ground water level) and attenuation crates. It should be recognised within this however that regardless of such measures being provided, infiltration will be used if winter results prove it is feasible. Winter infiltration testing can then be completed to inform the approach to be taken to the DOC.

I trust this provides you with the direction you need.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Alistair Harris <[REDACTED]>
Sent: 17 June 2019 11:07
To: Simon Davis <[REDACTED]>
Cc: Adam O'Brien <[REDACTED]>
Subject: RE: AL/33/19/RES Barnside, Hook Lane

Dear Simon

Thanks for taking my call this morning, as discussed I will await a further update once you have had an opportunity to meet with Laura.

The key point, which I know you are clear on following our discussion last week, is the prior to occupation trigger on condition 14 of the outline approval (included in full within the trail below).

Drainage is not a reserved matter, it falls within the control of the outline consent and the conditions attached to it, it is not therefore a matter before the authority at this time, but rather remains under the control of condition 14 of the outline permission.

We are very happy to provide the level of data which is being requested and will do so through discharge of condition 14. In the meantime there is no reason in planning terms why the RM application may not proceed positively to determination.

Thanks for your ongoing assistance.

Kind regards

Alistair

From: Simon Davis <[REDACTED]>
Sent: 17 June 2019 10:46
To: Alistair Harris <[REDACTED]>
Cc: Adam O'Brien <[REDACTED]>
Subject: RE: AL/33/19/RES Barnside, Hook Lane

Dear Alistair,

I have asked Laura to comment but she has not yet responded and I have not seen her in the office to talk about this.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Alistair Harris <[REDACTED]>
Sent: 17 June 2019 09:00
To: Simon Davis <[REDACTED]>

Cc: Adam O'Brien [REDACTED]
Subject: RE: AL/33/19/RES Barnside, Hook Lane

Hi Simon

Further to our conversation of last week I was wondering whether you have yet spoken again with Laura?

Perhaps we can have a catch up later today.

Kind regards

Alistair

From: Alistair Harris
Sent: 12 June 2019 09:49
To: Simon Davis <[REDACTED]>
Cc: Adam O'Brien [REDACTED]
Subject: RE: AL/33/19/RES Barnside, Hook Lane

Dear Simon

I left you a voice mail message this morning with a summary update on the discussions between our consultant engineer and the county drainage engineer.

As requested, we have undertaken additional soakage testing in recent weeks and our engineer is engaged in informal discussions about how this data informs the final surface water solution. To briefly summarise the position in a non-technical way, he is able to offer two alternative approaches, either utilising the pond as a point of storage with discharge into the adjacent ditch, or by use of crates below the ground to provide the storage ahead of controlled release to the ditch. If considered absolutely necessary to provide full confidence, a combination of these two with below ground storage and overflow to the pond could also be delivered, but he is firmly of the view that this belt and braces approach will not be necessary.

We have essentially reached a position whereby the county engineer is requesting winter soakage testing ahead of formalising her response to the reserved matter application. As we have previously discussed, there are other obligations on Metis Homes which need to take place this year by way of translocation of newts which will need to be controlled by a Licence from Natural England. We are unable to receive this license until the RM approval is in place, therefore we simply do not have the ability to delay an RM approval to undertake winter testing and neither are we obligated to as set out below.

Outline planning permission was granted in May 2018 which includes the following condition (number 14):

Prior to occupation of any dwelling, the surface water drainage works shall have been implemented in accordance with details that shall have been first submitted to and approved by the local planning authority. Before details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to DEFRA's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is provided, the details submitted shall:

- A. *Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;*
- B. *Include a timetable for its implementation; and*
- C. *Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.*

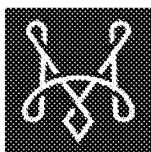
The above condition clearly provides the required control measures with a prior to occupation trigger. As you know, drainage is not a reserved matter and falls within the auspices of the outline approval and its associated conditions.

I am therefore looking to move matters forward to RM approval in the context of the requirement for winter testing informing the detailed design of surface water drainage, to be submitted and discharged through condition 14 ensuring that the planning authority and county council retain full control over the final detailed design.

Our engineer and I would be very happy to meet with yourself and Laura to discuss this position and I would be very pleased to discuss the above with you further in the first instance.

Kind regards

Alistair



Alistair Harris (MRTPI)
Planning Director
Metis Homes



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