

Application correspondence

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Simon Davis
Sent: 12 July 2018 10:03
To: 'Stephen Penfold'
Cc: 'Richard Atkinson'; 'Sue Frodsham'; Laura Gibbons
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Dear Mr Penfold,

I am in agreement with Laura. The planning condition and its requirement for winter monitoring have been imposed for valid planning reasons. Further, if we were to agree a diluted version of the condition allowing you to commence before the winter monitoring has taken place then we would set a precedent which may then have to be applied to all of the other much needed housing developments in the district.

Kind Regards

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From: Laura Gibbons
Sent: 12 July 2018 09:57
To: 'Stephen Penfold'
Cc: Simon Davis; 'Richard Atkinson'; 'Sue Frodsham'
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Hi Steve,

The plans show that you are planning on attenuating surface water on site and then pumping this to discharge to the ditch, which is off site. Please investigate infiltrating surface water on site, i.e. use of a soakaway (set at least 5m away from any building) instead of the attenuation tank. If this is located appropriately it would remove the need for pumping and discharging to the ditch.

I note that the red line site boundary shown on the drainage layout plan is significantly different to that submitted as part of the original planning application. Please correct this on the drainage layout.

As I stated on the phone previously the requirement for winter groundwater testing was part of the original condition which was applied before the winter, therefore the applicant has had ample opportunity to have completed this already to facilitate development now. The DOC cannot be discharged until a fully worked drainage scheme is submitted based on winter groundwater monitoring and infiltration testing. The condition is pre-commencement as stipulated.

Regards,

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

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From: [REDACTED]
Sent: 11 July 2018 11:02
To: Laura Gibbons
Cc: Simon Davis; 'Richard Atkinson'; 'Sue Frodsham'
Subject: RE: Sack Lane, Lidsey, West Sussex - Planning Application No. AL/60/18/DOC

Hi Laura,

Thank you for getting back to me so promptly.

With regard to your further queries, I would reply as follows:-

1. Neither ourselves or the applicant want install any pumps. The purpose of incorporating these is simply to raise the discharge levels above any elevated winter groundwater levels, which it will do.
2. Surface water is being discharged via infiltration through the drainage trench.
3. See below.
4. Surface water is controlled through a hydrobrake installed through manhole SWMH 05, limiting flow to 5 l/s, as stated on our drawing no. 18094/100'B'.

With respect to point 3, I completely understand your comments regarding winter groundwater monitoring, however as you will understand, this cannot commence now until 21.12.18, going through to 21.03.19. As you will appreciate, this means the project cannot commence on site until after this time, as the relevant planning conditions in connection with the underground drainage cannot be discharged, which is very disappointing from the applicants viewpoint.

As the main outstanding points you raise in connection with the drainage design concerns the winter groundwater monitoring levels and the infiltration rates during this period, provided you are satisfied with all the remaining aspects of the drainage design, could I suggest the applicant is permitted to make a commencement on site, fully understanding that this additional geotechnical information must be obtained, design amended as necessary and obviously approved by yourselves, prior to any occupation of the new buildings?

If monitoring indicates winter groundwater levels are very high, then we will have no option but to adopt the last resort of pumping, as indicated on our drawing no. 18094/100'B', as this is the only method to raise discharge levels above it. Similarly, if further winter infiltration testing shows the values used in the design submitted are too low, then the size of the drainage trench and drainage field can be increased within the site boundaries.

I appreciate this is probably more a planning query rather the drainage query, although obviously requires your valued input, hence I have copied this e-mail to Simon Davis.

I would hope that Arun District Council would look to assist the applicant to commence work on this much needed housing project.

Regards

Steve Penfold

For and on behalf of **STEPHEN PENFOLD ASSOCIATES LIMITED**