

From: Laura Gibbons [REDACTED]
Sent: 22 September 2020 11:59
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: FW: A/109/20/RES - Land South of Water Lane, Angmering - Actions for BDW

Hi Michael,

Our comments to the response are as follows:

Original comments

Overview of applicants response
ADC response 22/09/20

1. The food risk assessment submitted at outline application was not approved from a surface water drainage perspective. A plan showing the pre-development catchment areas is requested, this plan should show the natural catchment delineation within the site and their respective areas. *FRA was fully approved. We do not agree with this. A total of 6 conditions were requested by us to ensure that the later surface water drainage design would meet our requirements.*
2. A plan showing proposed levels and catchments must be provided. Drawings stated to have been already provided. *Not all of the drawings referenced are on the planning website. The engineering layout sheets show no pipe networks. Please provide a WeTransfer or similar with all drainage related details.*
3. An impermeable areas plan, clearly identifying areas draining to each surface water drainage area is required. This should also be broken down further to areas draining to pipe numbers. Drawings stated to have been already provided. *Not all of the drawings referenced are on the planning website. The engineering layout sheets show no pipe networks. Please provide a WeTransfer or similar with all drainage related details.*
4. A surcharged outfall must be applied to the network draining to the black ditch. With surcharged levels set to 1 in 100 plus climate change levels for the black ditch in this location. Confirmation of anticipated flood levels provided, invert level of outfall above these levels. *Okay.*

5. Drainage layout plans need to be provided. Drawings stated to have been already provided. *Not all of the drawings referenced are on the planning website. The engineering layout sheets show no pipe networks. Please provide a WeTransfer or similar with all drainage related details.*
6. Two perpendicular cross sections per basin are required to verify modelled areas/ volumes. Drawings stated to have been already provided. *Not all of the drawings referenced are on the planning website. The engineering layout sheets show no pipe networks. Please provide a WeTransfer or similar with all drainage related details.*
7. Layout plans with main river predicted flood extents shown must be supplied to evidence that the basin is located outside of predicted flooding extents. Stated that FRA at outline confirms this. *Will await drainage drawings to review in detail.*
8. It is noted that a pump is included within one of the calculation printouts, pumping must not occur, it is not sustainable and drainage should be designed to follow natural topography. Please remove this. Pump included for calculation purposes only, not included on drawings. *No surface water drainage layout drawings are available to myself currently, will await supply of full details as requested above.*
9. Please remove the proposed trees from within basin extents, especially the attenuation basin. Stated that no trees are shown. *Landscape plans clearly show trees within basin extents.*
10. A plan is required showing that a clear 3m buffer is provided around all attenuation and infiltration basins to facilitate future maintenance. Confirmed in writing that this is provided. *Please provide a plan.*

Once again we request that where possible the applicant supplies impermeable areas plans to us in dwg format and calculations in mdx format to expedite the review process whilst access to plotters is restricted due to Covid 19 working restrictions.

Further comments will be provided once this information has been supplied. The applicant states that further plot detail of drainage will be provided at detailed design, this supports our previous comments that we do not support the discharge of drainage conditions at this time. Please can the applicant provide assurances that they are not looking to discharge drainage conditions at this time.

Kind regards,

On Thu, 17 Sep 2020 at 16:48, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Laura,

Please find attached a copy of the **applicant's Drainage Engineer's response** to your consultation response to reserved matters application **A/109/20/RES** relating to Land South of Water Lane, Angmering.

Thanks,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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



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From: Havis, Sean [REDACTED]
Sent: 17 September 2020 16:26
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sparkes, Jessica [REDACTED]
Subject: RE: A/109/20/RES - Land South of Water Lane, Angmering - Actions for BDW

Hi Michael,

As mentioned within Jessica's email below, please find our engineers full response to Laura Gibbon's (Adur and Worthing Engineer) drainage comments attached.

I hope this satisfies Laura's current concerns.

Kind regards,

Sean

Sean Havis
Planner, AssocRTPI

From: Sparkes, Jessica [REDACTED]
Sent: 15 September 2020 16:53
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: 'Claire Potts' <Claire.Potts@arun.gov.uk>; Havis, Sean [REDACTED]
Subject: A/109/20/RES - Land South of Water Lane, Angmering - Actions for BDW

Hi Michael

Many thanks for the helpful catch up earlier. As explained, we are keen to work with Officers to create a fantastic scheme and certainly don't want a delegated refusal – what a waste of time all round because we will only have to resubmit.

In terms of amendments and additional information, we have taken away the following actions:

Drainage – our engineer has already drafted a full response to the Adur Drainage Officer (we had been waiting to see if anything else cropped up when we spoke to you) so we will issue that to you both shortly.

Affordable Housing – in response to the Housing Officer's comments we are rejigging the tenure split and swapping around some of the units.

Landscaping – further explanation and clarification will be provided about the amount of open space, the proposed super LEAP (as discussed/welcomed at pre-app) and also the landscape buffers around the site including some cross sections. Additional planting will be provided between parking spaces and along some boundaries. We shall also include reference to a central focal area/village green.

Sense of arrival – I have relayed this information to the architect and explained that your preference is for a 'cranked' terrace at the front of the site. Given that design is so subjective I think it best that I let our architect consider and respond because I don't feel sufficiently architecturally qualified myself! I do however think it might be helpful for us to provide a CGI of the front of the site to better show the entrance feature, SUDS, landscaping and properties. This has gone down very well with Members as part of a Committee presentations elsewhere.

Streetscenes – we will provide an additional streetscene to show the apartment and also review its height as per your recent email.

Cycleway – we will check accessibility east – west and confirm.

As discussed, it is our intention to get this information to you in sufficient time to allow you to re-consult and draft your officer report for a late November planning Committee.

Kind regards

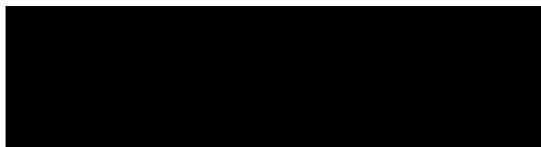
Jess

Jessica Sparkes MRTPI

Head of Planning

BARRATT DAVID WILSON HOMES

BDW House, Guildford, Surrey, GU1 4SW



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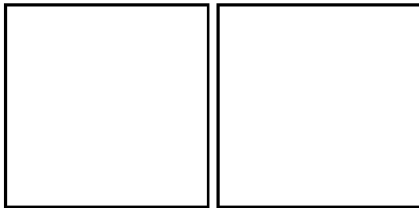
Laura Gibbons

Engineer, Adur & Worthing Councils



Website: www.adur-worthing.gov.uk

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



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