

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 February 2020 08:48
To: Planning Scanning
Subject: FW: The Laurels A/166/19/RES

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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From: David Spring [REDACTED]
Sent: 17 February 2020 10:47
To: Planning.Responses [REDACTED]
Subject: FW: The Laurels A/166/19/RES

Hi,

Please add the e mail below from Drainage as a further consultation response.

With thanks,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: [REDACTED]



From: Paul Cann [REDACTED]
Sent: 12 February 2020 15:32
To: Sam Sykes [REDACTED] David Spring [REDACTED]

Cc: Rebecca Hoad [REDACTED]
Subject: RE: P1483i The Laurels A/166/19/RES

Hi David

I can confirm that the layout is acceptable in terms of the location of the culvert (landscaping scheme also proven not to affect the culvert) and also based upon the proposed drainage scheme.

The drainage conditions still need to be addressed, but proposed drainage scheme will not affect the layout, especially based upon the fact that they are receiving favourable infiltration rates from the further testing. There is no doubt that the drainage scheme will require some tweaking following the testing but these are not expected to be significant.

Hope this makes sense.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LE

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From: Sam Syke [REDACTED]
Sent: 12 February 2020 14:57
To: David Spring [REDACTED]
Cc: Rebecca Hoad [REDACTED]; Paul Cann [REDACTED]
Subject: P1483i The Laurels A/166/19/RES

David,

Have you spoken to Paul about this application yet? I have just discussed this matter with him and he is satisfied that in drainage terms the landscape and layout are acceptable.

You can see from the attached that Paul is satisfied with the proposed layout and landscaping with regards to the culvert. The existing tree planting mentioned isn't a planning matter (it is covered by separate legislation – if damage has been caused to the section of culvert to which the site abuts then the applicants / riparian owners would need to repair any damage. Where the culvert is damaged elsewhere then the responsibility lies with the riparian owner). Paul is in agreement with me on this.

Paul mentioned to me that he is satisfied that the scheme layout is suitable (in principle). He is satisfied that the other details can be dealt with by the conditions already imposed (and which have been refused). Paul and I have just discussed this matter – he is satisfied that the details required can be dealt with through the normal discharge of condition route and isn't necessary to agree the layout / landscaping.

Notwithstanding this, by means of an update we understand that the initial results from the January monitoring are showing very positive results for infiltration and we will be in a position to provide details shortly. We also understand that the CCTV survey has been booked in.

Subsequently we are of the view that the RM application could be positively determined (and this could take place today).

We can agree an additional week but we would ask what further information do you require to determine the RM application?

Kind Regards,

Sam Sykes MRTPI
Associate Planner

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From: David Spring <[redacted]>

Sent: 12 February 2020 13:25

To: Sam Sykes <[redacted]>

Cc: Rebecca Hoad <[redacted]> Paul Can <[redacted]>

Subject: RE: The Laurels A/166/19/RES

Sam,

As you know the extension of time runs out today. I know there is on-going dialogue between yourselves and drainage and we are hopeful all issues can be overcome. Can we agree to an extension of time for a further week please? If the issues aren't resolved by then we will have to issue a refusal I'm afraid.

With regards,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LE

Email: dspring@arun.gov.uk | Tel: 01323 767522



From: Sam Sykes [REDACTED]
Sent: 29 January 2020 10:32
To: David Spring [REDACTED]
Cc: Rebecca Hoare [REDACTED] Paul Cann [REDACTED]
Subject: RE: The Laurels A/166/19/RES

Hi David,

I have spoken with the client and we can agree to the three weeks extension. Whilst we are confident that drainage matters can be dealt with we would ask that we await at least for the first results from the ground water monitoring before the RM is approved to be certain that the layout is appropriate.

Kind Regards,

Sam Sykes MRTPI
Associate Planner

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From: David Spring [REDACTED]
Sent: 23 January 2020 14:38
To: Sam Sykes [REDACTED]
Cc: Rebecca Hoare [REDACTED] Paul Cann [REDACTED]
Subject: RE: The Laurels A/166/19/RES

Hi Simon,

We'd only be too happy to issue the decision if it's done before the 3 weeks. I only mentioned 3 weeks as the longest we could delay a decision. If it's done before then we would issue the decision promptly but wouldn't have to keep coming back for further extensions. We would have no reason to delay once the drainage issue is sorted out so I hope you will agree to the 3 week period mentioned.

I haven't spoken to Paul. I am being cc'd into the correspondence between yourselves and Paul and will be notified once all drainage issues have been cleared up. I will cc in Paul to this email now though to make sure this is the case.

Paul please notify me once you are happy from a drainage perspective.

With regards,

David Spring B.Sc, M.Sc, M.A, M.Sc

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

From: Sam Sykes [REDACTED]
Sent: 23 January 2020 14:23
To: David Spring [REDACTED]
Cc: Rebecca Hoare [REDACTED]
Subject: RE: P1483i The Laurels A/166/19/RES

Hi David,

It doesn't feel as if we need three weeks to deal with this matter given my discussion with Paul – please could we agree a week initially?

Have you spoken to Paul at all?

Kind Regards,

Sam Sykes MRTPI
Associate Planner

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From: David Spring [REDACTED]
Sent: 22 January 2020 17:16
To: Sam Sykes [REDACTED]
Subject: RE: P1483i The Laurels A/166/19/RES

Sam,

I've asked here if we can put the reserved matters application on hold while the drainage is being sorted out. I've been told that 3 weeks is the maximum we can delay a decision. Please reply with your agreement to an extension of time until 12th February 2020.

From the email to and fro between yourselves and drainage it looks like the 3 weeks will be enough.

With regards

David Spring

Senior Planner
M.Sc Coastal Zone Management
M.A Town & Country Planning

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