

From: Michael Eastham
Sent: 27 November 2020 13:01
To: Planning Scanning
Subject: FW: P1456i Manor Nursery - Conditions 6, 21 and 22 - Reference A/166/20/DOC

Please scan and upload the email below from the applicant confirming that we have an extension of time (EoT) to determine discharge of condition application A/166/20/DOC to **Wednesday 9th December 2020**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 27 November 2020 12:41
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker [REDACTED]; Steve Burgess [REDACTED]; Stuart Magowan [REDACTED]; laura.gibbons@arun.gov.uk [REDACTED]
Subject: RE: P1456i Manor Nursery - Conditions 6, 21 and 22 - Reference A/166/20/DOC

Hi Michael,

I can confirm that we agree to an extension of time until Wednesday 9 December 2020 to allow us to continue our discussions with Laura in response to Conditions 6, 21 and 22.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

ECE Planning have been busy at a recent socially distanced site visit at Bayside in Worthing. Read more [here](#).



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 27 November 2020 12:25

To: Rebecca Hoad <[REDACTED]>

Cc: Chris Barker <[REDACTED]> Steve Burgess <[REDACTED]> Stuart Magowan

<laura.gibbons@arun.gov.uk> [REDACTED]

Subject: RE: P1456i Manor Nursery - Conditions 6, 21 and 22 - Reference A/166/20/DOC

Hi Rebecca,

Please could I have an extension of time (EoT) to determine discharge of condition application A/166/20/DOC to **Wednesday 9th December 2020**?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Rebecca Hoad <[REDACTED]>

Sent: 03 November 2020 10:06

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; laura.gibbons@arun.gov.uk <[REDACTED]>

Cc: Chris Barker <[REDACTED]> Steve Burgess <[REDACTED]> Stuart Magowan

Subject: P1456i Manor Nursery - Conditions 6, 21 and 22 - Reference A/166/20/DOC

Dear Michael and Laura,

I note that the target determination date for the discharge of Conditions 6, 21 and 22 application, pursuant to application reference A/51/14/OUT is 4 weeks away on 6 December 2020.

I have reviewed the Council's website and note that we have not yet received any comments on the application. Please could you let me know as soon as possible if any comments have been received and when you may be able to determine the application?

I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

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From: Rebecca Hoad

Sent: 05 October 2020 15:36

To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>

Cc: Chris Barker [REDACTED]; Steve Burgess [REDACTED]; Stuart Magowan

[REDACTED] 'laura.gibbons@adur-worthing.gov.uk' <laura.gibbons@adur-worthing.gov.uk>

Subject: RE: FW: 22995 - Manor Nursery A/86/20/DOC - Designer Response

Importance: High

Dear Michael,

Further to your email below, I can confirm that we have resubmitted the discharge of Conditions 6, 21 and 22 application, pursuant to application reference A/51/14/OUT. This was submitted today via the Planning Portal under reference PP-09123895 and is accompanied by the documents and drawings set out in the below Dropbox link.

<https://www.dropbox.com/sh/c6x8pm4ftx6bwg1/AAB3FHOriB-TvEhK-CqWrls4a?dl=0>

I trust that this application can proceed to determination as a matter of urgency and Conditions 6, 21 and 22 can be discharged in full, in line with our previous conversations and the conversations between Laura Gibbons and CEP.

I look forward to receiving written confirmation of the discharge of these condition in the very near future.

If you have any further queries or require further information please contact me on [REDACTED]

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 18 August 2020 11:36

To: Rebecca Hoad [REDACTED]

Cc: Chris Barker [REDACTED]; Steve Burgess [REDACTED]; Stuart Magowan

[REDACTED]

Subject: FW: FW: 22995 - Manor Nursery A/86/20/DOC - Designer Response

Dear Rebecca,

Please see the following email trail from Laura Gibbons.

I look forward to receiving a new discharge of condition application for the three surface water drainage conditions (6, 21 and 22) that were imposed on the outline planning permission for Manor Nursery.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



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From: Laura Gibbons <laura.gibbons@arun.gov.uk>
Sent: 18 August 2020 11:28
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: FW: 22995 - Manor Nursery A/86/20/DOC - Designer Response

Hi Michael,

Thank you. Therefore, our response is as follows in red.

Condition 21- surface water drainage design

1. Groundwater monitoring was undertaken at only two locations on site, and not the entire winter period as outlined in the Condition. It is deemed that the level of data presented is insufficient.

Groundwater monitoring was carried out between 5th December 2018 and 15th May 2019, which includes the wettest period of winter (data attached).

The Planning Condition does not state the number of testing locations required and as the site is relatively small and has consistent geology throughout then two locations are appropriate.

Groundwater was not encountered throughout the testing period within either borehole both of which were monitored by data loggers and did not record any groundwater above 4.63m and 4.93m below ground level. This gives a robust window of analysis to determine if there will be any effect on the drainage system from groundwater and if high any groundwater is likely to be encountered. We therefore request this objection is removed based on the information meeting the requirements of the Planning Condition and being robust and 'fit for purpose' in this instance.

We have attached the Groundwater monitoring data log results and location plan.

Two locations is small for a development of this size, however fortunately the geology is fairly consistent. GW 4 to 5m bgl is what I would expect in that area, and is consistent with other developments in the area. After consideration and further examination we have decided that we will accept this on this occasion. However, in the future the applicant needs to agree the location and number of boreholes required.

2. Infiltration testing was undertaken in June. Winter infiltration testing must be undertaken.

Planning Condition 21 states 'Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.'

The Planning Condition makes no mention of winter infiltration testing, only *Percolation testing to BRE 365*. Infiltration testing was undertaken in June 2019 and has been undertaken in accordance with BRE 365 requirements. Seven locations were monitored by Oakland Site Investigation and three tests in each location have been recorded and presented. We therefore request this objection is removed based on the testing meeting the requirements set out in Planning Condition 21. *The condition states "Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage." This is one sentence which should be read as winter percolation testing, after consideration and consultation with the planners we will agree that this was too vague and that the summer infiltration rates may be used as long as a factor of safety is applied to design.*

We know that permeability does vary considerably seasonally. In order to proceed we will need to see factors of safety applied to design in accordance with the table in our checklist, we recommend treating garden soakaways as having a consequence of failure of minor inconvenience.

Factor of Safety Table						
Size of Area to be Drained	Consequences of failure					
	No damage or inconvenience		Minor inconvenience, e.g. surface water on car park		Damage to buildings or structures or roads.	
	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75
<100 m ²	1.5	2	2	3	10	13
100m ² to 1000m ²	1.5	2	3	4	10	13
>1000m ²	1.5	2	5	6.5	10	13

The applicant must note that this would be for this application only, and a lack of winter infiltration tests will not be entertained on any future applications. It is worth noting that in 2014 our drainage consultation response noted the requirement for winter infiltration testing.

3. All infiltration tests were undertaken at circa 2.5m depth, yet some of the soakaways are considerably shallower than this.

The design notes only two soakaway designs with the base shallower than 2.5m bgl. These are SA8 and SA9 and both are located within the gardens of the properties along the southern boundary of the site. Soakage testing was undertaken at a depth of 2.5m within the gravel strata below the site. The trial pit logs within this area, TP1, TP2 and TP3, confirm the gravel strata is located at between 2.1 and 2.2m below ground and extends to the base of the trial pits. SA8 and SA9 soakaways are situated within this gravel strata. We therefore request this objection is removed based on the designed soakaways' depth extending into the tested soil strata where they will have the same performance as the tests. We have attached the Trial Pit data and location plan. *Acknowledged that the same strata does just about extend to base, however ring soakaways are proposed which rely upon sides for infiltration only therefore they will not be utilising this gravel strata. We would recommend that these soakaways are made deeper to extend further into the gravel strata, but the base must be kept above peak groundwater levels/ base of monitoring wells.*

We will require further information on how adequate treatment of surface water is occurring prior to discharge to ground in accordance with chapter 26 of CIRIA C753. There is no evidence of any pollution mitigation prior to discharge to soakaways. This is a particular concern regarding water from highways where pollution hazard indices are higher.

Condition 22- maintenance of SuDS

It is not appropriate to review this condition until the drainage design is agreed.

Given the response to the Conditions above we request the SuDS Maintenance Plan be reviewed and approved. *This will be reviewed once the surface water drainage strategy and design for the site has been agreed.*

Condition 6- Discharge of Surface Water to the Public Highway

We have provided information to support the surface water design as required by the Planning Conditions. The design includes gullies to intercept surface water at the highway boundary as is standard for a bell mouth entrance. The surface water design submitted included all calculations and the backup data is attached to this response. We request that this is reviewed and assessed against the Planning Conditions imposed. *WSCC issue*

Thanks,

On Tue, 18 Aug 2020 at 09:59, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Laura,

In your email below you ask me to give a view on the interpretation of Condition 21. I have highlighted the text in yellow. The condition refers to winter groundwater monitoring but does not refer specifically to winter percolation testing or winter infiltration testing; and it could be argued that the condition was too vague and the applicant will have to apply a factor of safety to design .

Thanks,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Laura Gibbons <laura.gibbons@arun.gov.uk> [REDACTED]
Sent: 18 August 2020 07:25
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Fwd: FW: 22995 - Manor Nursery A/86/20/DOC - Designer Response

Michael,

We have the following comments as shown in *red*.

Thanks,

----- Forwarded message -----

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Date: Fri, 7 Aug 2020 at 12:59
Subject: FW: 22995 - Manor Nursery A/86/20/DOC - Designer Response
To: Laura Gibbons <laura.gibbons@arun.gov.uk> [REDACTED], Paul Cann <Paul.Cann@arun.gov.uk>

Dear Laura and Paul,

Please see the email below and the attachments from the applicant's drainage engineer to discharge of condition application **A/86/20/DOC** regarding Manor Nursery in Angmering.

I look forward to receiving your reply.

Regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Steve Burgess [REDACTED]
Sent: 07 August 2020 12:26
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk> CEP | Reception [REDACTED]; Stuart Magowan [REDACTED]
[REDACTED] Rebecca Hoad [REDACTED]; Chris Barker [REDACTED]
Subject: 22995 - Manor Nursery A/86/20/DOC - Designer Response

Good afternoon Michael

Further to the letter from Neil Crowther, dated 5 August 2020 (copy attached) and the email from Laura Gibbons to the Arun Drainage Officer, Michael Eastham, dated 30 June 2020. We are disappointed by the decision to refuse clearance of the conditions and respond to the comments made by Laura Gibbons and Neil Crowther in blue as follows:

Condition 21- surface water drainage design

1. Groundwater monitoring was undertaken at only two locations on site, and not the entire winter period as outlined in the Condition. It is deemed that the level of data presented is insufficient.

Groundwater monitoring was carried out between 5th December 2018 and 15th May 2019, which includes the wettest period of winter (data attached).

The Planning Condition does not state the number of testing locations required and as the site is relatively small and has consistent geology throughout then two locations are appropriate.

Groundwater was not encountered throughout the testing period within either borehole both of which were monitored by data loggers and did not record any groundwater above 4.63m and 4.93m below ground level. This gives a robust window of analysis to determine if there will be any effect on the drainage system from groundwater and if high any groundwater is likely to be encountered. We therefore request this objection is removed based on the information meeting the requirements of the Planning Condition and being robust and 'fit for purpose' in this instance.

We have attached the Groundwater monitoring data log results and location plan.

Two locations is small for a development of this size, however fortunately the geology is fairly consistent. GW 4 to 5m bgl is what I would expect in that area, and is consistent with other developments in the area. After consideration and further examination we have decided that we will accept this on this occasion. However, in the future the applicant needs to agree the location and number of boreholes required.

2. Infiltration testing was undertaken in June. Winter infiltration testing must be undertaken.

Planning Condition 21 states 'Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.'

The Planning Condition makes no mention of winter infiltration testing, only Percolation testing to BRE 365. Infiltration testing was undertaken in June 2019 and has been undertaken in accordance with BRE 365 requirements. Seven locations were monitored by Oakland Site Investigation and three tests in each location have been recorded and presented. We therefore request this objection is removed based on the testing meeting the requirements set out in Planning Condition 21. The condition states "Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage." This is one sentence which should be read as winter percolation testing. We suggest that you Michael give a view on

the interpretation of this condition. It is worth noting that in 2014 our drainage consultation response noted the requirement for winter infiltration testing.

If it is deemed that the condition was too vague on this site the applicant will have to apply a factor of safety to design. We know that permeability does vary considerably seasonally. If we are to proceed we will need to see factors of safety applied to design in accordance with table in our checklist, recommend treat garden soakaways as having a consequence of failure of minor inconvenience. The applicant must note that this would be for this application only, and a lack of winter infiltration tests will not be entertained on any future applications.

Size of Area to be Drained	Factor of Safety Table					
	No damage or inconvenience		Consequences of failure			
			Minor inconvenience, e.g. surface water on car park		Damage to buildings or structures or roads.	
	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75	Cv=1.0	Cv=0.75
<100 m ²	1.5	2	2	3	10	13
100m ² to 1000m ²	1.5	2	3	4	10	13
>1000m ²	1.5	2	5	6.5	10	13

3. All infiltration tests were undertaken at circa 2.5m depth, yet some of the soakaways are considerably shallower than this.

The design notes only two soakaway designs with the base shallower than 2.5m big. These are SA8 and SA9 and both are located within the gardens of the properties along the southern boundary of the site. Soakage testing was undertaken at a depth of 2.5m within the gravel strata below the site. The trial pit logs within this area, TP1, TP2 and TP3, confirm the gravel strata is located at between 2.1 and 2.2m below ground and extends to the base of the trial pits. SA8 and SA9 soakaways are situated within this gravel strata. We therefore request this objection is removed based on the designed soakaways' depth extending into the tested soil strata where they will have the same performance as the tests. We have attached the Trial Pit data and location plan. *Acknowledged that the same strata does just about extend to base, however ring soakaways are proposed which rely upon sides for infiltration only therefore they will not be utilising this gravel strata. We would recommend that these soakaways are made deeper to extend further into the gravel strata, but the base must be kept above peak groundwater levels/ base of monitoring wells.*

We will require further information on how adequate treatment of surface water is occurring prior to discharge to ground in accordance with chapter 26 of CIRIA C753. There is no evidence of any pollution mitigation prior to discharge to soakaways. This is a particular concern regarding water from highways where pollution hazard indices are higher.

Condition 22- maintenance of SuDS

It is not appropriate to review this condition until the drainage design is agreed.

Given the response to the Conditions above we request the SuDS Maintenance Plan be reviewed and approved. This will be reviewed once the surface water drainage strategy and design for the site has been agreed.

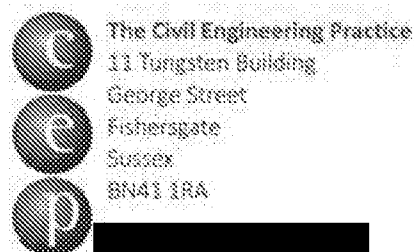
Condition 6- Discharge of Surface Water to the Public Highway

We have provided information to support the surface water design as required by the Planning Conditions. The design includes gullies to intercept surface water at the highway boundary as is standard for a bell mouth entrance. The surface water design submitted included all calculations and the backup data is attached to this response. We request that this is reviewed and assessed against the Planning Conditions imposed. WSCC Issue

I trust our response is clear, however please give me a call on [REDACTED] if you have any comments or questions and I will be happy to help.

Best regards,

Steve Burgess



The Civil Engineering Practice
11 Tungsten Building
George Street
Fishergate
Sussex
BN41 1RA

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Laura Gibbons

Engineer, Adur & Worthing Councils

Phone: [REDACTED]

Email: laura.gibbons@adur-worthing.gov.uk

Website: www.adur-worthing.gov.uk

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

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Laura Gibbons



Chapel Road, Worthing, West Sussex, BN11 1HA

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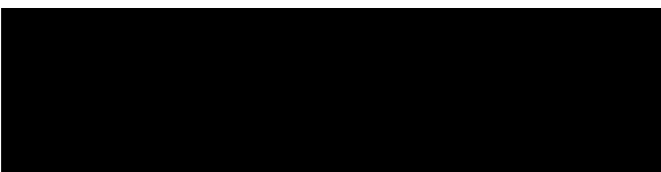
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Laura Gibbons



Chapel Road, Worthing, West Sussex, BN11 1HA

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