

From: Michael Eastham
Sent: 17 December 2020 14:16
To: Planning Scanning
Subject: FW: A/166/20/DOC - Manor Nursery, High Street, Angmering

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 Tuesday **12th January 2021**.

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
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From: Rebecca Hoad [REDACTED]
Sent: 17 December 2020 12:30
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Dear Michael,

I can confirm that we agree to an extension of time until Tuesday 12 January 2021.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

Wishing you, your family & friends a very Merry Christmas and a Happy & Prosperous New Year. Please find details of our seasonal opening hours [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

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

Sent: 17 December 2020 12:21

To: Rebecca Hoad [REDACTED]

Subject: RE: A/166/20/DOC - Manor Nursery, High Street, Angmering

Dear Rebecca,

Please could I have an extension of time to determine discharge of condition application **A/166/20/DOC** to Tuesday **12th January 2021**?

I look forward to receiving the requisite drainage information as a matter of urgency.

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: 17 December 2020 11:42

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

Subject: FW: A/166/20/DOC - Manor Nursery, High Street, Angmering
Importance: High

Dear Michael,

By means of an update we are currently collating the information following Laura's email below and will aim to respond as soon as possible.

We are also in receipt of the attached consultee response from Laura which was separately issued to you on the same date but we were not copied in. Please could we request your urgent response to confirm that Conditions 6, 21 and 22 will **not** be determined until we have had time to consider the comments received and compile a response? We are happy to agree to extensions of time as necessary.

As previously discussed with you, it is not efficient to refuse a condition when there are outstanding queries and conversations to be had. We would therefore kindly ask that the conditions are not determined yet as CEP are working hard to compile the relevant information.

I look forward to receiving your response as a matter of urgency.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

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From: Laura Gibbons

Sent: 15 December 2020 10:29

To: Rebecca Hoad

Subject: Re: A/166/20/DOC - Manor Nursery, High Street, Angmering

Hi Rebecca,

Thank you for sending this information over. My outstanding comments are as follows:

1. (Relating to previous comment no. 4) Please provide evidence that the bypass separators are of a sufficient size that they will treat the 1 in 1 year plus 40% climate change event flow. I.e. please supply calculation results for the networks with separators on for the 1 in 1 year plus 40% cc event to demonstrate what flow is occurring through the network in this event.
2. (Relating to previous comment no. 4) The documents provided did not specifically detail the hazard mitigation indices being achieved for total suspended solids, metals, and hydrocarbons. Please detail. Bypass separators are known to not be effective at removing soluble pollutants, how are these being removed?
3. (Relating to previous comment no. 10) The maintenance manual does not specify how maintenance will be funded, I presume a charge will be levied on residents and this will be included within the deeds. Please detail how money is to be secured.
4. (Relating to previous comment no. 10) Please detail the requirements for maintenance of the infiltrating components, e.g. look at table 13.1 in C753.

Kind regards,

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



On Tue, 8 Dec 2020 at 17:13, Rebecca Hoad [REDACTED] wrote:

Dear Michael, Laura and Paul,

Further to Laura's email dated 16 November 2020, please find attached to this email and via the below Dropbox link the following information which seeks to address the comments raised:



- By pass Separator Information
- Calculations
- Network Areas Plan
- Proposed Drainage Strategy
- Drainage Maintenance Plan
- Construction Details
- Drainage Maintenance Manual V2.

Please also see below CEP's answers in red responding directly to the questions raised.

Please could you confirm as soon as possible that the information provided is sufficient to discharge Conditions 6, 21 and 22?

Michael, we would be happy to agree an extension of time to allow re-consultation with Laura and Paul. We would suggest an initial extension of time until Tuesday 15 December 2020.

I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

We have now successfully attained planning permission for our fourth scheme for Shoreham Port. Read more [here](#).



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

Sent: 16 November 2020 13:22

To: Rebecca Hoad

Cc: Chris Barker

Subject: FW: A/166/20/DOC - Manor Nursery, High Street, Angmering

Importance: High

Rebecca,

Please see the email below which is the consultation response from the ADC Drainage Engineers to discharge of condition application **A/166/20/DOC** relating to Manor Nursery, High Street, Angmering.

I look forward to receiving your reply.

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 [REDACTED]
Sent: 16 November 2020 11:07
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: A/166/20/DOC - Manor Nursery, High Street, Angmering

Hi Michael,

Apologies for not being able to look at this sooner, we are swamped. Different Arun working day for me this week.

We do not recommend discharge of these conditions at this time.

I have the following comments:

1. The impermeable areas plan supplied does not clearly show the areas draining to each soakaway. E.g. the areas draining to soakaways 8 and 9 are poorly defined. Please can the applicant supply a better impermeable areas plan which clearly shows the areas draining to each soakaway and which areas have had 10% urban creep allowance applied. 60_Network Areas Plan has now been updated for clarity and the drainage areas for SA 8 and 9 is now more clearly defined. The plan also now shows which areas have Urban Creep of 10% applied to them in the key.
2. Please detail invert and cover levels of gullies and ACO drains. 102_E Drainage has now been updated to include the requested details.
3. Some pipes appear to terminate without connections. For example where are the pipes upstream of N1 2.000 connecting to/from? This was a technical error with the drawing layers and has now been rectified.
4. Please provide details of the proposed bypass separators and how these will meet the requirements for hazard mitigation indices. Please see attached data sheets and Declaration of Performance.
5. It is unclear how the pipes that are supposed to be able to pass above soakaway 1 will in reality do this. They are draining surface features, i.e. ACO and gullies, and are meant to pass above the top of the crate which is at 14.6mAOD and then within 1m connect into a pipe that has an upstream invert level of 13.943. Please detail how this is supposed to work especially given some of these connections are not via manholes. The

network has been slightly rearranged now in this area and also more details have been included to make it clear how this area works. This has all been checked and there will be no issues with the performance of the network or constructing what is proposed.

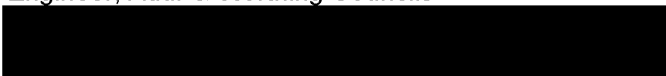
6. **All pipes must achieve 1m/s velocity at full bore.** The surface water system will remain private and is not being offered for adoption. Sewers for Adoption requires a velocity of 1 m/s, however for a private system BSEN 752 and Building Regulations Part H apply and require a minimum velocity of 0.75 m/s. The velocity of the system will determine the depths of the pipework, as a higher velocity will increase a lot of the gradients, this will increase the depth of the system and subsequently increase the depth of excavation during construction needlessly. The system has been designed using a minimum velocity of 0.75 m/s which is acceptable based on policy and relevant regulations.
7. SA4 has a maximum water level of 16.575, this is greater than the cover level stated on the drawings. The calculation details for SA 4 are different to those on plan. Please correct so that they are consistent. Cover level updated with calculations.
8. The calculation details for SA 7, SA8, and SA9 are different to those on plan. Please correct so that they are consistent. Calculations updated.
9. Construction detail drawings need to be provided, as per our checklist. Please see 502__Construction Details.
10. A maintenance manual needs to be provided. Attached.

Please re-consult us once further information has been supplied.

Kind regards,

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



On Mon, 16 Nov 2020 at 09:07, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Laura and Paul,

Please could I have your consultation response to discharge of condition application **A/166/20/DOC** relating to Manor Nursery, High Street, Angmering by 5.00pm tomorrow (**Tuesday 17th November 2020**)?

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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