

Hannah Riddle

From: Anita Gardner
Sent: 08 July 2022 13:03
To: Planning.Responses
Subject: FW: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #
Attachments: 46357 - Volvo Worthing - Phase 2 SI Report - Issue 2.pdf; Land East Of Roundstone Lane Angmering PCC.docx; A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #
Follow Up Flag: Follow up
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Please scan as correspondence re pre commencement conditions

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From: Craig NOEL [REDACTED]
Sent: 08 July 2022 12:31
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Julie ODONOGHUE [REDACTED], Helen MCCARTHY [REDACTED]

Subject: A/268/21/PL Proposed Car Showroom Land East of Roundstone Lane, Angmering #

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Good afternoon Anita,

I am responding to your letter of 4th July concerning pre-commencement conditions.

Condition 3 – the submitted Drainage Strategy fully prescribes the proposed drainage details. The drainage technique (soakaways) and associated calculations are still current. In addition, we have undertaken a series of winter ground water monitoring and winter percolation tests as prescribed. These are included in full in the 2nd Issue of the Phase 2 SI report (attached) which supersedes the one provided to you under cover of my email dated 15th February (attached).

The soakaways have been designed based on the winter percolation rates. The attached updated Phase 2 report (issue 2) provides the winter ground water monitoring – several of the monitoring wells were found to be dry, with the highest ground water level found to be 3.45m below ground level (approx. 6.00 – 6.25 AOD). Please note that the lowest point of the proposed drainage is above this level (base level of manholes at 6.45 AOD, with the underside of soakaways trenches being some 500mm higher at 6.95 AOD).

It would be preferable to resolve this matter at this stage rather than have it conditioned. I appreciate that this may involve further consultation with your drainage advisor.

Condition 4 – the submitted Drainage Strategy (also provided under cover of my email dated 15th February) provides the maintenance schedule. The drainage system is and will remain in private ownership and therefore be the responsibility of Caffyns PLC to maintain. The condition should be redrafted to seek compliance with the submitted maintenance schedule.

Condition 5 – Agreed.

Condition 6 – the attached Phase 2 SI report, along with the associated Phase 1 report, previously issued should fully address this condition. It should be noted that no remedial works (other than the placement of 300mm of clean topsoil) are required. It is therefore questionable whether a formal Remediation Strategy or Verification Plan are required.

Condition 7 – It is not possible to produce a Verification Report prior to commencing this particular project given the nature of the remediation proposed. Notwithstanding this, as no remedial works are considered necessary and only a 300mm capping layer of clean topsoil is proposed in soft landscaped areas, a Verification Report should not be required. If this is considered critical however, a Verification Report can be produced at the completion of the project, once the landscaping has been completed. It should not however be a condition precedent as the information that has been provided should provide sufficient comfort that the remediation (such as it will be) is so low-level as to pose no threat to sensitive receptors.

In order to seek to expedite matters I have produced a word document with suggested amendments and deletions to the pre-commencement conditions (attached for your review).

Kind regards

Craig

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