

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 May 2019 08:49
To: Planning Scanning
Subject: FW: A/45/19/PL - Application meeting following Conservation Officer and Conservation Area Advisory Committee (CAAC) comments
Attachments: Heritage Statement.pdf

From: Andrew Wood
Sent: 21 May 2019 16:23
To: Planning.Responses
Cc: Martyn White
Subject: FW: A/45/19/PL - Application meeting following Conservation Officer and Conservation Area Advisory Committee (CAAC) comments

[REDACTED]

Thanks,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
[REDACTED]
Internal: 37768 | external: +44 (0) 1903 737768 | E-Mail: andrew.wood@arun.gov.uk

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From: Susan Leeson [REDACTED]
Sent: 21 May 2019 14:49
To: Andrew Wood
Subject: RE: A/45/19/PL - Application meeting following Conservation Officer and Conservation Area Advisory Committee (CAAC) comments

Hi Andy

We will go with the 6th June. I will confirm attendees later, but will include Parish Council, Landspeed, architect and heritage consultant.

It appears that you do not have a copy of the Heritage Statement on the website, so I attach a copy for you.

Best regards
Susan

SUSAN LEESON
ASSOCIATE

[REDACTED]

From: Andrew Wood [REDACTED]
Sent: Tuesday, May 21, 2019 12:02 PM
To: Susan Leeson <[REDACTED]>
Subject: A/45/19/PL - Application meeting following Conservation Officer and Conservation Area Advisory Committee (CAAC) comments

Susan,

A/45/19/PL - Application meeting following Conservation Officer and Conservation Area Advisory Committee (CAAC) comments

For the meeting to work I think we do need the lead architect and at least one town council representative to be there.

I will invite Martyn Whyte although I do not consider his presence to be critical since he can brief me if he can't make it.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
[REDACTED]

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From: Susan Leeson [REDACTED]
Sent: 21 May 2019 11:56
To: Andrew Wood
Subject: RE: Planning Consultation on: A/45/19/PL

Thanks. Ok I will get back to you.

SUSAN LEESON
ASSOCIATE

From: Andrew Wood [REDACTED]
Sent: Tuesday, May 21, 2019 11:51 AM
To: Susan Leeson [REDACTED]
Subject: RE: Planning Consultation on: A/45/19/PL

Thursday 6th June 11am
Friday 7th June 3pm

Thanks,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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From: Susan Leeson [REDACTED]
Sent: 21 May 2019 11:49
To: Andrew Wood
Subject: RE: Planning Consultation on: A/45/19/PL

Hi Andy

That is good for me, do you have any suggested dates? Presumably meeting at ADC?

If you suggest some dates, I will organise the design team.

Best regards
Susan

SUSAN LEESON
ASSOCIATE

[REDACTED]
A West Suite, Coles Yard Barn, North Lane, Clanfield, Hampshire, PO8 0RN

[REDACTED]
Company Registration NO. 07164666. Registered Office is at 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA.

From: Andrew Wood [REDACTED]
Sent: Tuesday, May 21, 2019 11:42 AM
To: Susan Leeson [REDACTED]
Subject: RE: Planning Consultation on: A/45/19/PL

A meeting would probably be in order w/c 3rd June. I get on well with the Angmering Parish elected members.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Susan Leeson [REDACTED]
Sent: 21 May 2019 11:41
To: Andrew Wood
Subject: RE: Planning Consultation on: A/45/19/PL

Hi Andy

Thank you for your comments. I will consult with our client and clarify any issues.

Best regards
Susan

SUSAN LEESON
ASSOCIATE

[REDACTED]
West Suite, Coles Yard Barn, North Lane, Clanfield, Hampshire, PO8 0RN

Company Registration No. 07164666. Registered Office is at 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA.

From: Andrew Wood [REDACTED]
Sent: Monday, May 20, 2019 12:48 PM
To: Susan Leeson <[REDACTED]>
Subject: FW: Planning Consultation on: A/45/19/PL

Susan,

Pls see the drainage statement attached. The Environment Agency has been formerly consulted by this Department. I would also note that the application has raised objections from the Martyn Whyte Conservation Officer and the Conservation Area Advisory Committee in particular to the impact of the proposed dwellings and built form on the listed building on the corner of the High Street as well as the general impact on the Conservation Area so some re-design may be necessary as a result.

We should discuss the matter next after the written comments of the CO and CAAC are received.

As I understand the application will not necessarily have to go to Planning Committee.

Thank you,

Andrew Wood



From: Laura Gibbons
Sent: 20 May 2019 12:29
To: Planning.Responses
Cc: Andrew Wood
Subject: RE: Planning Consultation on: A/45/19/PL

Engineers Comments Regarding Surface Water Drainage

A large proportion of the site is located within flood zone 3A. The Environment Agency should be consulted on this matter.

The site is also at risk of surface water flooding. Proposed attenuation or infiltrating structures must be located outside of the predicted fluvial and pluvial extents.

The submitted FRA details that some of the existing drainage arrangement will be utilised. Given the high risk of flooding in the area we would be looking to obtain improvement from the proposals, in line with WSCC policy we require proposed discharge rates to be as close to greenfield QBar as possible. Any proposals to alter or provide additional connections to the culverted main river would require a flood risk activity permit from the Environment Agency.

It is not clear from the detail submitted if the attenuated volume can be contained on site outside of the predicted flood extents. I.e. it has not been demonstrated that the proposals will not increase flood risk and the development can be adequately drained. A layout plan of the proposed surface water drainage scheme needs to be submitted, with further refined calculations. This information needs to be submitted before determination of the application. **Therefore, I currently object to the proposal.** Once further detail has been supplied by the applicant please re-consult.

However, if you are minded to approve the application please ensure that the following conditions are applied:

PCENG02

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

PCENG03

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no

greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

PCENG4

"Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

INFORMD

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

INFORMD2

Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)



ng.responses

Sent: 26 April 2019 11:29

To: Land Drainage

Subject: Planning Consultation on: A/45/19/PL

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION A/45/19/PL

NO:

Registered: 9th April
2019

Site Address: Bmw House, Chandlers Garage Ltd Water Lane Angmering
BN16 4EH

Grid Reference: 506925 104447

Description of Works: Demolition of existing buildings (car show room, workshops and Phares Courtledge) and erection of 19 dwellings, a convenience store, a community building, public toilets and associated car parking and landscaping - This application affects the character and appearance of the Angmering Conservation Area.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 31-MAY-19.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning

considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Andrew Wood who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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