

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 August 2020 11:01
To: Planning Scanning
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

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

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 18 August 2020 10:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Please upload onto Ocella the email trail below from the **applicant** for discharge of condition application **A/86/20/DOC** regarding Manor Nursery, High Street, Angmering.

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: 18 August 2020 09:48
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker [REDACTED]; Steve Burgess [REDACTED]; Stuart Magowan

[REDACTED]
Subject: RE: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering Southern Water Ref 034392 1 of 2

Dear Michael,

I can confirm that we are happy with the draft Condition 20 decision notice wording.

We look forward to receiving the discharge notice shortly.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

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

Sent: 18 August 2020 08:01

To: Stuart Magowan [REDACTED]; Rebecca Hoad <[REDACTED]>

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

Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering Southern Water Ref 034392 1 of 2

Importance: High

Dear Rebecca and Stuart,

DRAFT DECISION LETTER FOR CONDITION 20

Please could you confirm you are satisfied with the following wording and that no plans or documentation have been missed off the draft decision letter for **Condition 20** of discharge of condition application **A/86/20/DOC**.

"The following information submitted regarding Condition 20 imposed on the outline planning permission A/51/14/OUT: relating to the protection of the public water supply main is approved and the condition is hereby discharged.

- Planning Condition Information document: Version 1.1 (dated 20 May 2020) (Project No. 22995), prepared by The Civil Engineering Practice (CEP).
- Email correspondence between The Civil Engineering Practice (CEP) and Southern Water (23 July 2019).
- Drawing No. 110 Rev. A - Site Layout: Southern Water Asset Constraints".

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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



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From: southernwaterplanning [REDACTED]
Sent: 18 August 2020 07:48
To: 'Stuart Magowan' [REDACTED] Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sharman, Kayleigh [REDACTED]
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering Southern Water Ref 034392 1 of 2

Hi Stuart

Thank you for the chat yesterday and the 'plots' confirming the stand distances for soakaways and the easement criteria.

This has clarified the situation for me and I can confirm condition 20 can be discharged.

I have included Michael Eastham from Arun into the email.

Regards

Joff

Joff Edevane
Growth Planning Lead

[REDACTED]
southernwater.co.uk



From
Southern Water

From: Stuart Magowan [REDACTED]
Sent: 17 August 2020 14:42
To: southernwaterplanning [REDACTED]
Cc: CEP | Reception [REDACTED]
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering Southern Water Ref 034392 1 of 2

Attn Joff Edevane

Southern Water Plan Number 034392

Hi Joff

Further to our telephone conversation I confirm I have been passed your email from earlier today to Michael Eastham at Arun District Council in regard to Southern Water's refusal to allow the discharge of Condition 20 of A/86/20/DOC.

I'm not sure what information you have been passed so I have attached the relevant information and note the following:

The water main is indicated as 80mm in diameter on Southern Waters asset plan (plots pdf.pdf, copy attached) it will be located in public open space on completion of the development and we have noted a 3m easement and no construction zone to protect the asset during construction.

We do not believe a formal easement is required for this water main as it does not meet Southern Water's criteria requiring an easement. I have attached Southern Water's published guidance which notes that sewer/water mains in public highway or public open space do not require easements, neither do water mains with diameters smaller than 300mm or less than 3m in depth all of which apply to this 80mm diameter water main.

We have indicated a 3m easement and no construction zone to ensure protection during construction and have noted both in the attached email to Southern Water dated 23 July 2020, from my colleague Steve Burgess, to which we have yet to receive a response.

We have attached plan 110A which details the dimensions to the soakaways from the water main at 7.26m, 7.77m and 7.73m. Southern Water's published stand off distances to soakaways for a water main of less than 250mm diameter and less than 3.5m deep is 6m. The Southern Water letter notes that No Soakaways...should be located within 5m of public water main. The soakaways, at a distance greater than 7m from the water main, are not within the 5m requested or the 6m standoff distance for this size of water main.

There does not appear to be any reason why Condition 20 should not be signed off given this information and I trust this submission will allow you to reassess the scheme and remove Southern Water's Objection and recommend the clearance of Condition 20 to Mr Eastham at Arun District Council.

If you have any queries or if I can be of any assistance please do not hesitate to contact me.

Regards

Stuart

Stuart Magowan



The Civil Engineering Practice

11 Tungsten Building

George Street



Fishergate

Sussex



BN41 1RA



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From: Rebecca Hoad [REDACTED]
Sent: 17 August 2020 09:48
To: Steve Burgess [REDACTED] Stuart Magowan [REDACTED]
Cc: Info [REDACTED] Chris Barker [REDACTED]
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering
Importance: High

Morning Steve and Stuart,

Please see email below from Southern Water with regards to Manor Nursery. Could I please have your comments on this as soon as possible?

Many thanks.

Kind Regards,

**Rebecca Hoad MSc Town Planning
Planner**

ECE Planning

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 17 August 2020 09:44
To: Rebecca Hoad [REDACTED]
Cc: Chris Barker <[REDACTED]>
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering
Importance: High

Dear Rebecca,

Please see the email below and the attachments from Southern Water regarding Condition 20 in discharge of condition application A/86/20/DOC.

Basically, Southern Water requires a **6m easement**.

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: southernwaterplanning [REDACTED]
Sent: 17 August 2020 09:36
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sharman, Kayleigh [REDACTED]
Subject: RE: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Hi Michael

Sorry for the delay in replying, if you could please quote our PLAN number in future correspondence this will speed things up for us (034392). In such instances Southern Water requires a 6m easement and therefore cannot approve the discharge of condition 20.

Regards

Joff

Joff Edevane
Growth Planning Lead

[REDACTED]
southernwater.co.uk



From
Southern Water



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 17 August 2020 08:19
To: southernwaterplanning [REDACTED]
Cc: Edevane, Joff [REDACTED] Rebecca Hoad [REDACTED]
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering
Importance: High

For the attention of Southern Water:

Please see the email below from the applicant, together with the attachments.

If you could submit your revised consultation response today (**Monday 17th August 2020**) to approve and discharge **Condition 20** in discharge of condition application **A/86/20/DOC** regarding Manor Nursery, High Street, Angmering, the LPA can issue the decision letter and close the file.

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: Rebecca Hoad [REDACTED]
Sent: 05 August 2020 16:36
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Chris Barker <[REDACTED]> Steve Burgess <[REDACTED]> Stuart Magowan
[REDACTED]
Subject: RE: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering
Importance: High

Dear Michael,

We have sought comments from our Drainage Consultants, The Civil Engineering Partnership, on this. Please see comments below.

The initial email which was sent to Southern Water on 23 July 2019 is attached for reference. The plans attached to the email illustrate a 3m easement for the main either side and within the site boundary. Unfortunately we do not agree that a 6m easement either side of the pipe is necessary as a 3m easement would provide adequate space to work and provide protection to the main. The 6m easement would encroach on to the developable area of the site, with particular regard to the houses to the east of the open space.

Southern Water's comments are noted with regard to the proposed soakaways being situated too close to the main in their current position therefore these have been relocated to provide a minimum offset of 5m from the main, as requested. Please refer to the attached amended plan which shows the soakaways positions in relation to the water main along with the previously proposed (3m) easement area.

We trust that the above and attached are acceptable and Condition 20 can be discharged in full. We also look forward to received the discharge notice for Condition 19 shortly.

Please do not hesitate to contact us should you have any queries.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

ECE Planning

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

Sent: 05 August 2020 14:22

To: Chris Barker <Chris.Barker@arun.gov.uk>

Cc: Rebecca Hoad <Rebecca.Hoad@arun.gov.uk>

Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Importance: High

Dear Chris,

Please find attached the consultation response from **Southern Water** to Conditions 19 and 20 of discharge of condition application **A/86/20/DOC** regarding Manor Nursery, High Street, Angmering.

I look forward to receiving your reply to Condition 20 as a matter of urgency.

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: southernwaterplanning [REDACTED]
Sent: 05 August 2020 14:17
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Hi Michael,

Please see attached.

Many Thanks
Emma Jn Pierre

Planning Coordinator for Hampshire, Developer
Services

[REDACTED]
southernwater.co.uk
(My working days are Tuesday – Friday)



from
Southern Water 

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 05 August 2020 13:56
To: southernwaterplanning <[REDACTED]>
Subject: RE: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Hi Emma,

Please could you send me a copy of the consultation response so that I can complete my report.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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

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From: southernwaterplanning [REDACTED]
Sent: 05 August 2020 13:26
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Hi Michael,

This has been completed. Apologies for the delay.

Many Thanks
Emma Jn Pierre

Planning Coordinator for Hampshire, Developer
Services

[REDACTED]
southernwater.co.uk
(My working days are Tuesday – Friday)



from
Southern Water 

From: Chandrashekar, Neha [REDACTED]
Sent: 05 August 2020 13:24
To: southernwaterplanning [REDACTED]
Cc: Banu, Humera [REDACTED]; Jayaram, Rashmi [REDACTED]
Kumar, Kishor [REDACTED]; Maheshwar, Sheethal [REDACTED]
Subject: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Hello Emma,

This application is processed under PLAN-034392

Please find the documents in the below link:

U:\CHA\SHARED-CHA2-A\Developer Services\005 - Non-Capital Workstreams\004 - Planning\Referenced
folders\PLAN-034392

Kind regards,
Neha C

From: Chandrashekar, Neha
Sent: 04 August 2020 19:13
To: southernwaterplanning [REDACTED]
Cc: Banu, Humera [REDACTED]; Jayaram, Rashmi [REDACTED]
Kumar, Kishor [REDACTED]; Maheshwar, Sheethal [REDACTED]
Subject: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering

Hello Emma,

We will try to send this application by tomorrow and let you know once processed .

Kind Regards,
Neha C

From: southernwaterplanning [REDACTED]
Sent: 04 August 2020 17:54
To: Chandrashekar, Neha <[REDACTED]> Banu, Humera
[REDACTED]
Cc: southernwaterplanning <[REDACTED]>
Subject: FW: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering
Importance: High

Hi both,

Is the below possible?

Many Thanks
Emma Jn Pierre

Planning Coordinator for Hampshire, Developer
Services



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 04 August 2020 07:25
To: southernwaterplanning [REDACTED]
Cc: Edevane, Joff [REDACTED]
Subject: RE: Discharge of Condition application A-86-20-DOC - Manor Nursery, High Street, Angmering
Importance: High

For the attention of Southern Water:

Dear Sir / Madam

Please could I have Southern Water's consultation response to **Conditions 19 and 20** in discharge of condition application **A/86/20/DOC** for the Manor Nursery site, on High Street, Angmering by the close of play on **Wednesday 5th August 2020**?

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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

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