

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 August 2017 09:29
To: Planning Scanning
Subject: FW: South of Water Lane, Angmering
Attachments: L-19495-2.4.2-17-C135-KN (002).pdf

From: Michael Eastham
Sent: 16 August 2017 09:27
To: Planning.Responses
Subject: FW: South of Water Lane, Angmering

Please could you upload this email trail and the attached letter onto Ocella for outline planning application A/99/17/OUT -- Land South of Water Lane, Angmering.

Thanks,

Michael

From: Zoe Knott [REDACTED]
Sent: 15 August 2017 17:20
To: Michael Eastham
Cc: Natasha Bullen; Adam Ross
Subject: RE: South of Water Lane, Angmering

Hi Michael,

I hope you are well.

Please find attached our response to Paul Cann's email below.

I trust this clarifies the matter but if you have any other questions please let me know.

Many thanks,

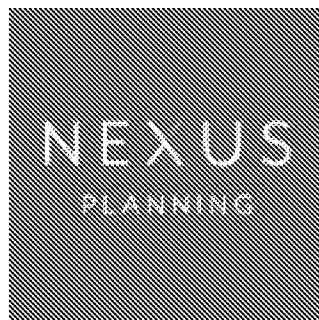
Zoe

Zoe Knott
Senior Planner

[REDACTED]

Nexus Planning - Thames Valley
3 Weybridge Business Park
Addlestone Road, Weybridge
Surrey KT15 2BW
[REDACTED]

Nexus Planning - Birmingham
Alpha Works
Alpha, Floors 21 & 22
Suffolk Street Queensway
Birmingham B1 1TT
[REDACTED]



From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 31 July 2017 13:22

To: Zoe Knott [REDACTED]

Subject: FW: South of Water Lane, Angmering

Hi Zoe,

I have received the following response from Paul Cann, the Drainage Engineer at ADC to the amended layout plan for the land to the rear of the Spotted Cow public house - Land South of Water Lane, Angmering.

Kind regards,

Michael

From: Paul Cann

Sent: 31 July 2017 12:59

To: Michael Eastham

Subject: RE: South of Water Lane, Angmering

Hi Michael

I have no issues with the proposal of splitting one pond into two, provided they can demonstrate that any flood flow exceedance routes do not affect existing properties. Also, access for maintenance of the ponds will need to be secured around their perimeters. This will need to comprise a min. 3m wide strip and this is not currently being achieved on the north sides of the ponds.

The comments in my consultation dated 2.6.17 also still apply.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

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Save the environment - think before you print.

From: Michael Eastham
Sent: 26 July 2017 17:41
To: Paul Cann
Subject: FW: South of Water Lane, Angmering

Hi Paul,

Please see the email below from Zoe Knott at Nexus Planning and the three attachments regarding planning application (A/99/17/OUT).

I would appreciate your comments on the location of the amended SuDs attenuation area at the southern boundary of the site – to the rear of the Spotted Cow public house.

Regards,

Michael Eastham

From: Zoe Knott [REDACTED]
Sent: 26 July 2017 17:03
To: Michael Eastham
Cc: Fay Goodson; Adam Ross
Subject: South of Water Lane, Angmering

Dear Michael,

Following on from our discussions at the post submission meeting and your discussions with Neil Crowther please find attached the amended illustrative masterplan, parameter plan and a note from our flooding and drainage consultant which states that the proposed amendments are considered acceptable. It had previously been mentioned that you would only need to re-consult the councils drainage team and therefore a shorter time period for this consultation would take place, please confirm this is still the case.

If you have any questions please let me know.

Many thanks,

Zoe

Zoe Knott
Senior Planner

[REDACTED]
Nexus Planning - Thames Valley
3 Weybridge Business Park
Addlestone Road, Weybridge
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Please quote our ref: L-19495-2.4.2-17-C135-KN



15 August 2017

Ms Z Knott
Nexus Planning
3 Weybridge Business Park
Addlestone Road
Weybridge
Surrey KT15 2BW

Dear Ms Knott,

**LAND SOUTH OF WATER LANE, ANGMERING
SURFACE WATER DRAINAGE - DRAINAGE OFFICER RESPONSE**

This letter has been written following an amendment to the planning layout/masterplan in July 2017, in relation to the impact that the amendment has on the surface water drainage proposed for the development and in response to the Arun District Council Drainage Officer comments of 31 July 2017.

This letter should be read in conjunction with the Merebrook Flood Risk Assessment (FRA) report referenced FRA-19495-16-139, dated 4 May 2017, (Revision R2), which includes the Outline Surface Water Drainage Strategy, dated 1 November 2016, (Revision A), included in Appendix 5 to the FRA, and the Merebrook letter referenced L-19495-2.4.2-17-C125-KN, dated 26 July 2017.

Merebrook offers the following response to the Drainage Officer's comments, bearing in mind that the proposals are currently outline and that there is no detailed design prepared with proposed site finished levels:

At the detailed design stage when there is more certainty about the final layout and plot finished levels, Merebrook will adjust site levels to prevent any overland flows off site, likewise the final attenuation basin designs will incorporate a 3 m wide maintenance strip. It is not envisaged that incorporating the maintenance strip in the detailed design of the attenuation basins will be problematic. The maintenance strip will be provided with due regard to landscaping requirements. For the avoidance of doubt, the outline development proposals will not adversely affect off-site areas as a result of overland flow. Unlike the site in its current form, the site will incorporate positive drainage which will capture runoff from the proposed hard areas and prevent its disposal by uncontrolled watershed.

Yours sincerely



Kevin Nicholls
For and on behalf of Idom Merebrook Limited

cc Mark Bradbury – Merebrook
Paul Daykin - Merebrook
Project File

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