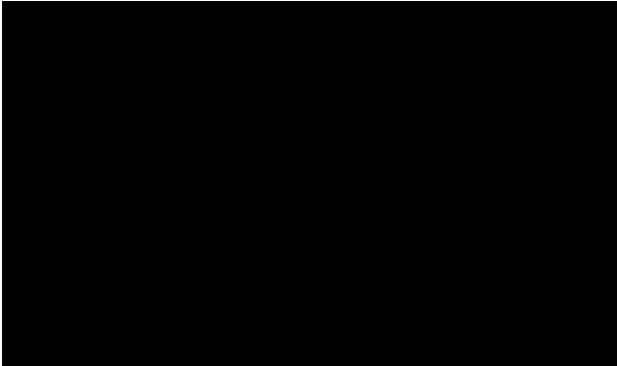
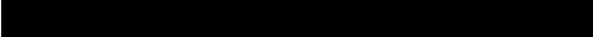






From: karen jenkins 
Sent: 05 October 2017 15:03
To: Nia Russell; Michael Eastham; Charlotte Hardy
Cc: Will Marsh; Arfon Hughes; Reg Kirk
Subject: RE: FRA v4 for BE/102/17/OUT

Charlotte,

Thank you for taking the time to comment on our FRA. We have now updated it to incorporate your requirements, a copy of which is attached. I have also attach your tracked pdf on which we have included our comments.

With regards to the points you raised below:

- We are commissioning 6 boreholes with standpipes with 6 x monthly visits to record ground water levels as recommended in the FRA. We are also carrying out BRE365 soakaway tests at 8 trial pit locations. This data will be used to inform our final design. However the results of these intrusive investigations won't be immediately available so I am concerned that waiting for the final results will cause a considerable delay to the planning process.
- The treatment plant will be sized to suit the final design solution. As we currently have a design that assumes no infiltration we are hoping that we can reduce its size in detail design should infiltration rates be favourable. The final plant will be to a specialist design.
- The survey of the watercourse will be carried out shortly and the results are expected in 3 weeks time. We will then update our design to suit the results.
- There is no restriction on SSE on positioning a detention basin under live cables. Providing we ensure safe working practices are maintained whilst the basin is being constructed there is no issue. However the Architect is reviewing the current position in light of your concerns.

Please could you give consideration to the above and as has already been suggested by Nia we are happy to come and meet with you to discuss your concerns in person.

Regards
Karen Jenkins
Director

kirksaunders
associates

[REDACTED]
w: www.kirksaunders.co.uk
a: Templegate House, 115-123 High Street, Orpington, Kent BR6 0LG

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From: Nia Russell [REDACTED]
Sent: 04 October 2017 14:56
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Charlotte Hardy <Charlotte.Hardy@arun.gov.uk>
Cc: karen jenkins [REDACTED] Will Marsh [REDACTED] Arfon Hughes [REDACTED]
[REDACTED] Reg Kirk [REDACTED]
Subject: Re: FRA v4 for BE/102/17/OUT

Dear Charlotte/Michael,

Further to the correspondence below, we have discussed this as a project team with our drainage engineers and project managers, and your comments and the requested information has been reviewed. We are not in any disagreement about the detail required, and this has been programmed in for, and costed and instructed, as part of the developers programme for the detailed design stage of the delivery of this scheme. The issue we have is in relation to timescales, particularly with regards to the planning application and the Planning Performance Agreement that has been entered into with the Council which targets the 15th November for the application to be reported to Planning Committee.

I understand that to get boreholes mobilised will take a couple of weeks, but more importantly may then take over 3 months records to get a realistic reading. The ditch survey has been instructed, but could take 3 weeks to undertake, analyse and look at the consequences.

We would like to come and meet you, with our drainage engineers and project manager to explain the measures taken to date, and the percolation testing that is proposed, to hopefully provide reassurance that there is no attempt being made to avoid work or cut corners in the design of this scheme.

As you will of course be aware, the Local Development Order, if made, would have granted permission in principle for the redevelopment of the site and a great deal of work was undertaken to inform that LDO particularly in terms of flood risk. The LDO then proposed a detailed condition (to be satisfied pre-commencement of development) (Condition 11 of the Draft LDO).

As I mentioned above our team would like to come and meet you to explain how the detailed requirements that would have been required by condition 11 on any development covered by the LDO can also be covered in a condition attached to any planning permission granted for the application proposal, which would of course then need to scrutinised and agreed with the LPA prior to commencement of any development on site.

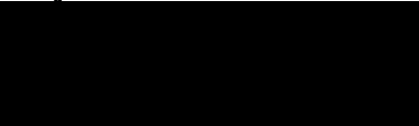
This could provide you with sufficient comfort to recommend the imposition of a similar condition in this instance, to avoid the significant delay in getting the application reported to Planning Committee that could otherwise be incurred?

Please let me know your thoughts, and I would be happy to assist in arranging such a meeting.

Regards

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number One Waterton Park
Bridgend CF31 3PH



On 3 Oct 2017, at 08:43, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Charlotte, Karen and Nia,

There is a degree of urgency about all of this as we would like to present the hybrid planning application to the Development Control Committee at its meeting on 15th November, to tie in with the timetable set out in the Planning Performance Agreement (PPA).

As you have set out below, Charlotte, I will need to re-consult the Environment Agency, Southern Water, WSCC (SuDS Team) and ADC Drainage Engineers on the amended FRA and the details listed in Charlotte's email, once the requisite information has been submitted.

On a separate note, Nia I will need the **transport information** as soon as possible so that it can be sent off to WSCC (the Local Highway Authority) for their approval and for the details of the Toucan Crossing on Rowan Way and the cycleways on Rowan Way and Shripney Lane to go into the draft Section 106 Agreement.

Kind regards,

Michael

From: Charlotte Hardy
Sent: 02 October 2017 17:34

Cc: Michael Eastham;
Subject: FRA v4 for BE/102/17/OUT

Hi Karen

Thanks for the chat earlier.

The main points were that as it is not purely an outline application being dealt with but a hybrid one, essentially the groundworks including the SUDS (detention basins/attenuation ponds), the village buffer, landscaping and a building would be approved. As such we will need some more detail to be provided for us to be satisfied in terms of the flood risk side, which as mentioned Michael will then need to reconsult with the necessary people for their views. Specifically, this starts with:

1. Information relating to the groundwater levels across the site
2. The treatment plant, along with the expected connections
3. The survey work of the watercourse and details, for certainty to be gained over the achievability of the gravity connection
4. The achievability of delivering the detention basin as shown in the buffer area considering SSEs plans for the pylons.

As I mentioned, all the ditches and Rifes on the northern and western side of the site flow from north to south.

I have also attached the FRA document with a load of comments. As I mentioned it is closer but some of the points above will need to be incorporated and this will deal with some issues. Otherwise referencing needs to be clearer in terms of what is Arun evidence or documents and what is forming the FRA and therefore how it is meeting the requirements. It is obvious that certain parts were just lifted and not tailored for the site.

Though I have more time for other work there are still things connected with the Local Plan that will need my input and attention, although I will of course be glad to speak to either you or Gareth about things again as needed.

Kind Regards

Charlotte Hardy | Senior Environmental Assessment Officer, Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37794 | External: +44 (0) 1903 737794 | E-mail: Charlotte.Hardy@arun.gov.uk

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