





From: Nia Russell 
Sent: 08 October 2017 17:47
To: Michael Eastham
Subject: Re: FRA v4 for BE/102/17/OUT

Michael,

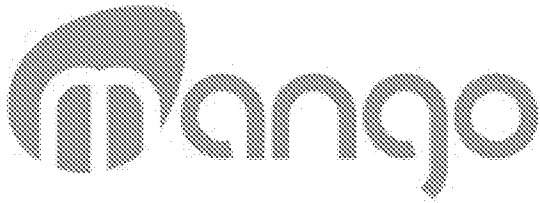
Further to my email below, our engineers have also suggested the following condition, which was used at a scheme in Selsey for your consideration.

Development shall not commence until full details of the proposed surface water drainage scheme including a phasing plan of implementation 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 SUDS Manual produced by CIRIA and shall be designed to ensure that discharge rates into existing watercourses are restricted to existing green field run-off rates or better. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building in any phase shall be occupied until the complete surface water drainage system serving the properties of that phase has been implemented in accordance with the agreed details.

Regards

Nia

Nia Russell
Associate



On 6 Oct 2017, at 15:55, Nia Russell [REDACTED] wrote:

Michael

Thanks for your reply. I have attached Condition 11 that was proposed to be attached to the LDO for the site.

Yes, my client is very concerned about the funding submissions to the LEP which is why there is some panic over the potential delay here.

I would be very grateful if you could give consideration to the principle of conditioning this matter whilst the technical survey results are awaited and the detailed design work undertaken. I am sure that between our respective technical colleagues an appropriate wording could be agreed, based on the work done to date and that instructed to be undertaken shortly.

Kind Regards

Nia
<LDO Condion 11.pdf>

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

<PastedGraphic-1.tiff>

On 6 Oct 2017, at 15:42, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Nia,

To speed everything up, please could you send me a copy of Condition 1.1 of the Draft LDO and if your colleagues have a similarly worded condition then I would be happy to consider that one, too.

As you know, there is a sense of urgency vis a vis the PPA but also the funding submission to the Coast to Capital LEP.

I look forward to receiving the condition(s).

Thanks

Regards,

Michael

From: Nia Russell [REDACTED]
Sent: 06 October 2017 14:46
To: Michael Eastham
Subject: Fwd: FRA v4 for BE/102/17/OUT

Michael

Further to the below, we are very concerned about the ability to get an agreement on these flooding matters in a timely manner to allow the application to be determined in accordance with the timescales of the PPA.

Charlotte doesn't seem to have either the time or resources to review this quickly to allow you to write your committee report.

As you are 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).

We are still of the view that having regard to the amount of work done to inform the LDO, the level of detail in our revised FRA (that is now with Charlotte for approval) and the technical surveys that have been instructed already, that this matter can be addressed through the imposition of the same or similar condition.

Please could you confirm your view/position in light of Charlotte's comments and her inability to respond quickly on this issue.

Regards

Nia

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

<image001.png>

Begin forwarded message:

From: Charlotte Hardy [REDACTED]
Subject: RE: FRA v4 for BE/102/17/OUT
Date: 6 October 2017 at 13:02:47 BST
To: "karen jenkins" [REDACTED]
Cc: Nia Russell [REDACTED] Michael Eastham <Michael.Eastham@arun.gov.uk>, Will Marsh [REDACTED] "Arfon Hughes" [REDACTED]

Hi Karen

This is just to confirm that I did receive it yesterday and initially opened it to confirm that I could. From remembrance the document was about 100 pages, so hopefully this is the one sent.

I am working on the Local Plan today and the majority of next week so am not going to have the time to fully go over to provide any comments that may be needed until after that at the earliest I am afraid. However, if I get an opportunity and I am needing to be directed to where to look for something I may be in touch before that.

Kind Regards

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

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

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print. <image002.jpg>

From: karen jenkins [REDACTED]
Sent: 06 October 2017 09:47
To: Charlotte Hardy
Cc: Nia Russell; Michael Eastham; Will Marsh; Arfon Hughes
Subject: FRA v4 for BE/102/17/OUT

Charlotte,

Just a follow up from my voicemail this morning. Hopefully you received the revised FRA yesterday. If not please let me know ASAP and I will arrange to send it in an alternative format.

Many Thanks

Karen Jenkins
Director

kirksaunders
associates

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