

From: Simon Davis
Sent: 31 January 2019 14:35
To: Planning.Responses
Subject: FW: Planning Consultation on: BE/131/18/PL

Further drainage comments

From: Laura Gibbons
Sent: 31 January 2019 14:04
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/131/18/PL

Hi Simon,

For a one dwelling replacement we wouldn't require winter monitoring October to March inclusive, just a couple of dips. Therefore, the applicant could do some monitoring and infiltration testing for phase 1 now, and complete full monitoring and infiltration testing for phase 2 next winter.

As stated previously, if the results aren't good and rule out infiltration, the drainage system for phases 1 and 2 will likely need to be interlinked. Hence, I cannot comment as to condition 11 until monitoring results are available for phase 1.

Kind Regards,

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

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

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From: Simon Davis
Sent: 28 January 2019 16:10
To: Laura Gibbons
Subject: FW: Planning Consultation on: BE/131/18/PL

Hi Laura,

Please see response to your comments on this one. Can you consider and provide further advice.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: [REDACTED]
Sent: 21 January 2019 10:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/131/18/PL

Hi Simon,

Having now had chance to properly consider the engineer's drainage comments, I consider that the requirements of conditions 9 and 11 are excessive in relation to Phase 1. Phase 1 proposes a replacement dwelling rather than an additional dwelling and the existing dwelling on site could be demolished immediately upon completion of the new Phase 1 dwelling. Any additional impacts on surface water run-off would therefore surely be negligible.

To wait a full year in order to carry out ground water monitoring next winter would result in significant and unnecessary delays to the proposed development. I would be grateful if you could discuss this matter with the Council's engineer to explore a more proportionate way to address the requirements of Phase 1 without the need for ground water monitoring (condition 9). Additionally, Condition 11 refers to full details of the maintenance and management of the SuDS system, financial management, and the potential for a management company. The Phase 1 dwelling sits separately from the main development and the responsibility to ensure maintenance and management of the SuDS system will belong to the owner of the Phase 1 dwelling. Therefore the requirements of Condition 11 are unnecessary in relation to Phase 1.

Please let me know if you have any queries.

Kind Regards

Ben Daines MRTPI
Associate Planner

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 03 January 2019 15:12

To: Ben Daines
Subject: FW: Planning Consultation on: BE/131/18/PL

Hi Ben,

Please note the below drainage comments.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Laura Gibbons
Sent: 02 January 2019 16:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/131/18/PL

Engineers comments regarding requested amendments to conditions 9, 10, 11 and 12

It is unclear what winter groundwater levels are at the site. If it is found that groundwater levels are too high to permit infiltration, or that infiltration is too slow even phase 1 will have to drain to the ditch. Without winter groundwater monitoring phase 1 wouldn't comply with building regulations approved document H.

It is possible that the drainage of phase 1 and 2 will need to be interconnected. Therefore I do not recommend the alteration to conditions 9, 10 or 11. However, I am satisfied that the wording of condition 12 can be amended.

Regards,

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

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

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 12 December 2018 08:35
To: Land Drainage
Subject: Planning Consultation on: BE/131/18/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 **BE/131/18/PL**
NO:

Registered: 28th November
2018

Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA

Grid Reference: 493805 102331

Description of Works: Variation of conditions following the grant of BE/63/17/OUT relating to conditions 3-approved plans, 6-distinguish between the two phases of development so protective fencing for whole site is not required for just Phase 1 & any fencing is commensurate with phase of development being constructed, 7-Phase 1 can commence prior to construction of new vehicular access, 8-Phase 1 can commence prior to submission of plans & details incorporating the recommendations of the Road Safety Audit, 9- winter groundwater monitoring is only required for development on Phase 2, 10-refer to development on Phase 2 only as development on Phase 1 will not result in the discharge of any flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse on site, 11-level of detail required regarding maintenance & management of SuDS system is commensurate with the relevant phase of development, 12-only refer to development on Phase 2, 14-SuDS management manual is submitted to local planning authority prior to construction of Phase 2 only, 15-Phase 1 can be occupied prior to construction of pedestrian access footways/crossing points, 16-Phase 1 development can be occupied prior to provision of visibility splays at proposed site vehicular access, 17-Phase 1 dwelling can be occupied prior to required installation of electric vehicle charging points & 18-allow development on Phase 1 to be occupied prior to implementation of SuDS scheme for the whole development (Phase 1 & 2) & prior to provision of as-built drawings & completion report.

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 13-JAN-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 Mr S Davis who can be contacted on telephone number 01903

737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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