

Lynnyrd Wolfe

From: Simon Davis
Sent: 19 February 2019 11:05
To: Planning.Responses; Laura Gibbons
Subject: FW: Planning Consultation on: BE/131/18/PL
Attachments: 1808-SK2.pdf; PP1.pdf; SA1.pdf; SA2.pdf

Planning.Responses - Please see Action Sheet

Laura – For further comment to me.

From: Ben Daines [REDACTED]
Sent: 19 February 2019 10:24
To: Simon Davis [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: RE: Planning Consultation on: BE/131/18/PL

Dear Simon,

I was not initially aware but it transpires that groundwater monitoring had been undertaken at The Cottage, Shripney Road for a number of months. Please find attached the results of this monitoring and a plan showing the proposed drainage strategy for the proposed chalet bungalow to the south (phase 1). As you can see from the plan, the proposed method of surface water disposal is via a combination of permeable paving and soakaways.

Could you please forward these attachments to your drainage engineer? I trust this will give the engineer the necessary comfort that Conditions 9, 10 and 11 can now be phased as requested by the applicant.

Kind Regards

Ben Daines MRTPI
Associate Planner

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From: Simon Davis [REDACTED]
Sent: 31 January 2019 14:37
To: Ben Daines
Subject: RE: Planning Consultation on: BE/131/18/PL

Dear Ben,

Our Engineer has responded to say that:

“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.”

Would you be able to provide some infiltration testing for phase 1 now?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Ben Daines <bdaines@eceplanning.com>
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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
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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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