

From: Laura Gibbons
Sent: 01 October 2019 11:29
To: Richard Castro-Parker
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Hi Richard,

Just had a check through the correspondence on this. The surrounding levels are my outstanding requirement at this stage. If the levels demonstrate that water is being displaced off site then further information will be required.

To summarise, until the levels are supplied I cannot say definitively that I will not require further information.

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: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Sent: 23 September 2019 12:19
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Samantha Lee <[REDACTED]>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Hi Laura,

Pleaser could we discuss this application so I know what stage we are at, as it really needs to be wound up and determined from my perspective. I have informed the agent of you recent comments regarding the use of LiDAR and I await their response. Hopefully we can conclude the drainage issues the week beginning the 30th (I appreciate you may have just returned from holiday).

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Richard Castro-Parker
Sent: 23 September 2019 12:02
To: Samantha Lee <[REDACTED]>
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Apologies for the delay.

Laura Gibbens has replied with the following:

'Regarding the applicants question as to potential use of LiDAR- LiDAR could be used if it is demonstrated that there is a good correlation between LiDAR levels and the known cover level of the manhole. It may be that the LiDAR elevations aren't particularly accurate due to building shadow effects.'

Thank you

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

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Samantha Lee [REDACTED]
Sent: 12 September 2019 16:54
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Hi Richard,

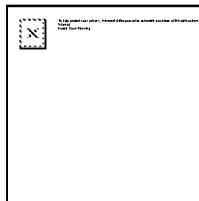
Could I have an update on this application please? Has Laura responded yet?

Thanks,
Sam

Samantha Lee
Planner



Mosaic Town Planning: 10th Floor,
Chancery Place, 50 Brown St., Manchester,
M2 2JG



Registered in England No 06018747 at above address.

From: Richard Castro-Parker [mailto:Richard.Castro-Parker@arun.gov.uk]
Sent: 06 September 2019 16:59
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Samantha Lee <[REDACTED]>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Dear Laura,

Please see the attached drainage plan and the message below from the Agent.

I hope this is sufficient? If there are any issues please let me know ASAP.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Samantha Lee <[REDACTED]>
Sent: 06 September 2019 10:20
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Good morning Richard,

The colour of the lines have been changed and it is very different from each other in my screen. Please therefore let me know if Laura is still unable to distinguish them. I've also got confirmation from the client that they already have someone booked in to have the drainage cleaned.

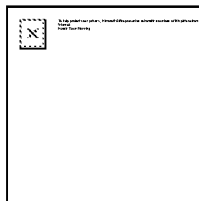
With regard to spot levels, could Laura ascertain whether the Environment Agency LIDAR information would be sufficient information to determine the rough elevation of the surrounding land? Unfortunately, our flood consultant is not qualified to undertake a topographical survey of the surrounding land. We will therefore have to appoint a surveyor separately just to do the full survey for the displacement of 150sq.m of roof water.

Thanks,
Samantha.

Samantha Lee
Planner



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M2 2JG



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From: Richard Castro-Parker [mailto:Richard.Castro-Parker@arun.gov.uk]
Sent: 05 September 2019 09:57
To: Samantha Lee <[REDACTED]>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Dear Ms Lee,

Please see the comments from the drainage engineer below. Please can you deal with the matters raised.

Yours sincerely,

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Laura Gibbons
Sent: 30 August 2019 11:57

To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Hi Richard,

I still am struggling to distinguish between lines. Please can different line types be used, rather than all very similar colours. Please can gullies, manholes, and linear drainage channels be clearly labelled.

Regarding the levels, I also requested some spot levels of the surrounding land, can these be provided. This is fundamental to ensure that the surface water from the development does not go off site.

I would also like a formal written statement from the applicant to state that they will clean out the existing network.

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: Richard Castro-Parker
Sent: 21 August 2019 12:10
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Hi Laura,

Please see the attached PDFs of the drainage layout plan for the site re: BE/139/18/PL - Innovation Centre Beeding Close. Please could you comment on these and whether they deal with the matters you have previously raised.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Samantha Lee [REDACTED]
Sent: 21 August 2019 11:46
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Hi Richard,

Please find attached a PDF of the drainage layout plan for the site. Given the size of the site, all lines on the plans are small. However, if Laura zooms in she will be able to distinguish between the pipes types. This should hopefully address her first concern.

With regards to levels, having reviewed the sewer asset location search requested from Southern Water, both invert and cover levels for all Southern Water manholes are detailed within their response. A copy of the sewer asset location search was included within the appendix of the Surface Water Drainage Strategy – this have been attached to this email for her reference.

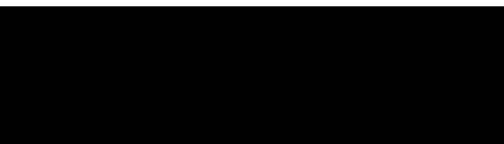
I hope this is of assistance.

Please do let me know if you are unable to download the attachment or have any further questions.

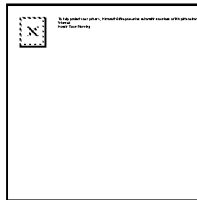
Thanks,
Sam

Samantha Lee

Planner



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From: Richard Castro-Parker [mailto:Richard.Castro-Parker@arun.gov.uk]

Sent: 19 August 2019 16:17

To: Samantha Lee <Samantha.Lee@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Hi Samantha,

Further to our telephone calls today, I had already asked the Laura Gibbons about the drainage matters you raised (see my email below). Laura has commented and has requested the following:

Please can the applicant submit clearer plans of the proposed surface water drainage arrangement. I.e. different line types used, rather than all very similar colours. Please can gullies, manholes, and linear drainage channels be clearly labelled.

I also require levels to be submitted showing invert and cover levels of the existing drainage network and spot levels of the surrounding land. This is fundamental to ensure that the surface water from the development does not go off site.

I would also like a formal written statement from the applicant to state that they will clean out the existing network.

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Laura Gibbons
Sent: 24 July 2019 16:00
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close

Hi Richard,

Please see attached email from early July where I was requesting a bit more information. I hope that if all of this information is provided that it will adequately address my concerns and remove my request for intrusive investigation.

Thanks,

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: Richard Castro-Parker
Sent: 24 July 2019 15:32
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Dear Laura,

It has been drawn to my attention that further details regarding drainage at BE/139/18/PL - Innovation Centre Beeding Close had been sent to Stuart Corbey a while back and then to me 24 June. Please see the attached Drainage Strategy re: BE/139/18/PL - Innovation Centre Beeding Close. Additionally, It has been drawn to my attention today (24/07/2019) that the B2 building has already been built and that the agent/applicant feels that:

‘.....any intrusive works would be considered disproportionate to the scale and nature of the development. As the site is an ongoing business, it is therefore unsustainable to excavate concrete hardstanding and any intrusive works would cause major interruption to the business.’ (see email below)

As such, the Agent does not consider the condition you have recommended to be reasonable given the above.

I look forward to your comments. I am happy to discuss this matter with you if required.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Samantha Lee <[\[REDACTED\]](#)>
Sent: 24 June 2019 11:20

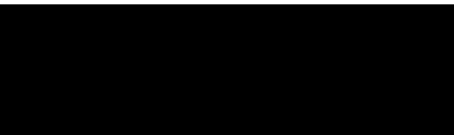
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Morning Richard,

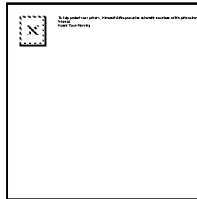
Please find the drainage statement as mentioned in the conversations.

Thanks,
Sam

Samantha Lee
Planner



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Chancery Place, 50 Brown St., Manchester,
M2 2JG



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From: Samantha Lee [Redacted]
Sent: 30 May 2019 09:17
To: 'Stuart Corbey' <Stuart.Corbey@arun.gov.uk>
Subject: BE/139/18/PL - Innovation Centre Beeding Close

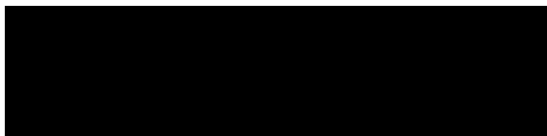
Good morning Stuart,

I apologise for the delay, please find Drainage Strategy enclosed. Please note that due to the temporary nature of the structure, any intrusive works would be considered disproportionate to the scale and nature of the development. As the site is an ongoing business, it is therefore unsustainable to excavate concrete hardstanding and any intrusive works would cause major interruption to the business.

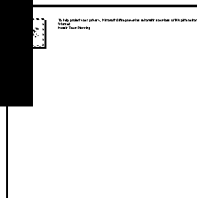
Please let me know if you are unable to download the document or have any further questions.

Thanks,
Sam

Samantha Lee
Planner



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