

From: Samantha Lee [REDACTED]
Sent: 21 August 2019 11:46
To: Richard Castro-Parker
Cc: Daniel Vick
Subject: RE: BE/139/18/PL - Innovation Centre Beeding Close
Attachments: UNDA 100 Scale Layout.pdf; UNDA 400 Scale Layout.pdf; Souther Warter Sewer Records.pdf

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.

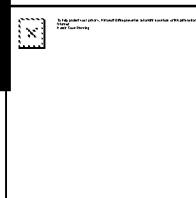
Please do let me know if you are unable to download the attachment or have any further questions.

Thanks,
Sam

Samantha Lee
Planner

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: 19 August 2019 16:17
To: Samantha Lee [REDACTED]
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
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk
Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

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

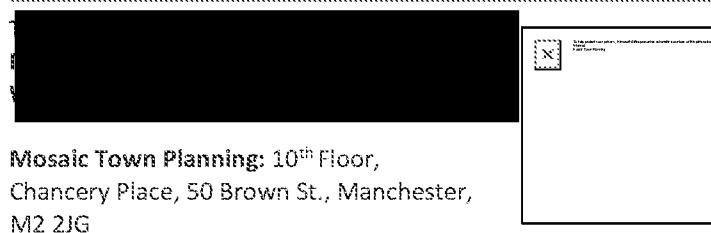
From: Samantha Lee [REDACTED]
Sent: 24 June 2019 11:20
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: FW: BE/139/18/PL - Innovation Centre Beeding Close

Morning Richard,

Please find the drainage statement as mentioned in the conversations.

Thanks,
Sam

Samantha Lee
Planner



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

Registered in England No 06018747 at above address

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,

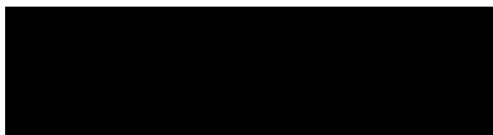
I apologise for the delay, please find Drainage Strategy enclosed. Please note that due to the temporary nature of the structure, any intrusive works would be considered disproportionate to the scale and nature of the development. As the site is an ongoing business, it is therefore unsustainable to excavate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

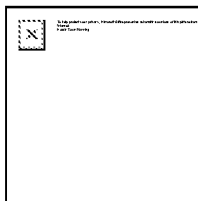
Thanks,
Sam

Samantha Lee

Planner



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



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<http://www.arun.gov.uk>

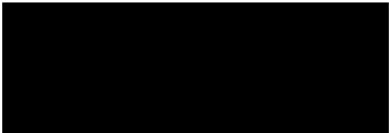
DX 57406 Littlehampton

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Unda Consulting Ltd
Southpoint
Gatwick
RH11 0PR

Your ref 88684
Our ref 328950
Date 22 February 2019
Contact 

Attention: Thomas Smith

Dear Customer

Re: Provision of public sewer record extract

**Location: Innovation Centre, Beeding Close, Bersted, West Sussex,
PO22 9TS**

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch

Southern Water Southern House Capstone Road Chatham Kent ME5 7QA www.southernwater.co.uk

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No. 2366670

VAT receipt

Ordered by:

Unda Consulting Ltd
Southpoint
Gatwick
RH11 0PR

VAT registration number: 813 0378 56
Order reference: 328950
Your reference: 88684

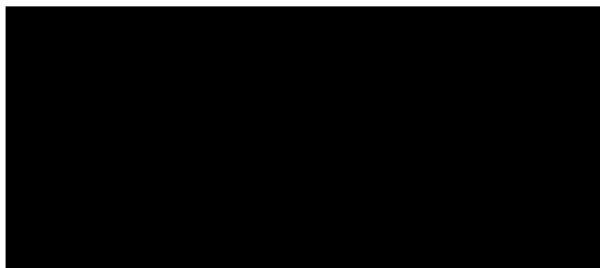
Receipt for provision of an extract from the public sewer and/or water main records.

Location	Costs
Innovation Centre Beeding Close Bersted West Sussex PO22 9TS	£41.60
Net total	£41.60
VAT	£8.32
Total	£49.92
Paid	Paid in full

Thank you for your payment:

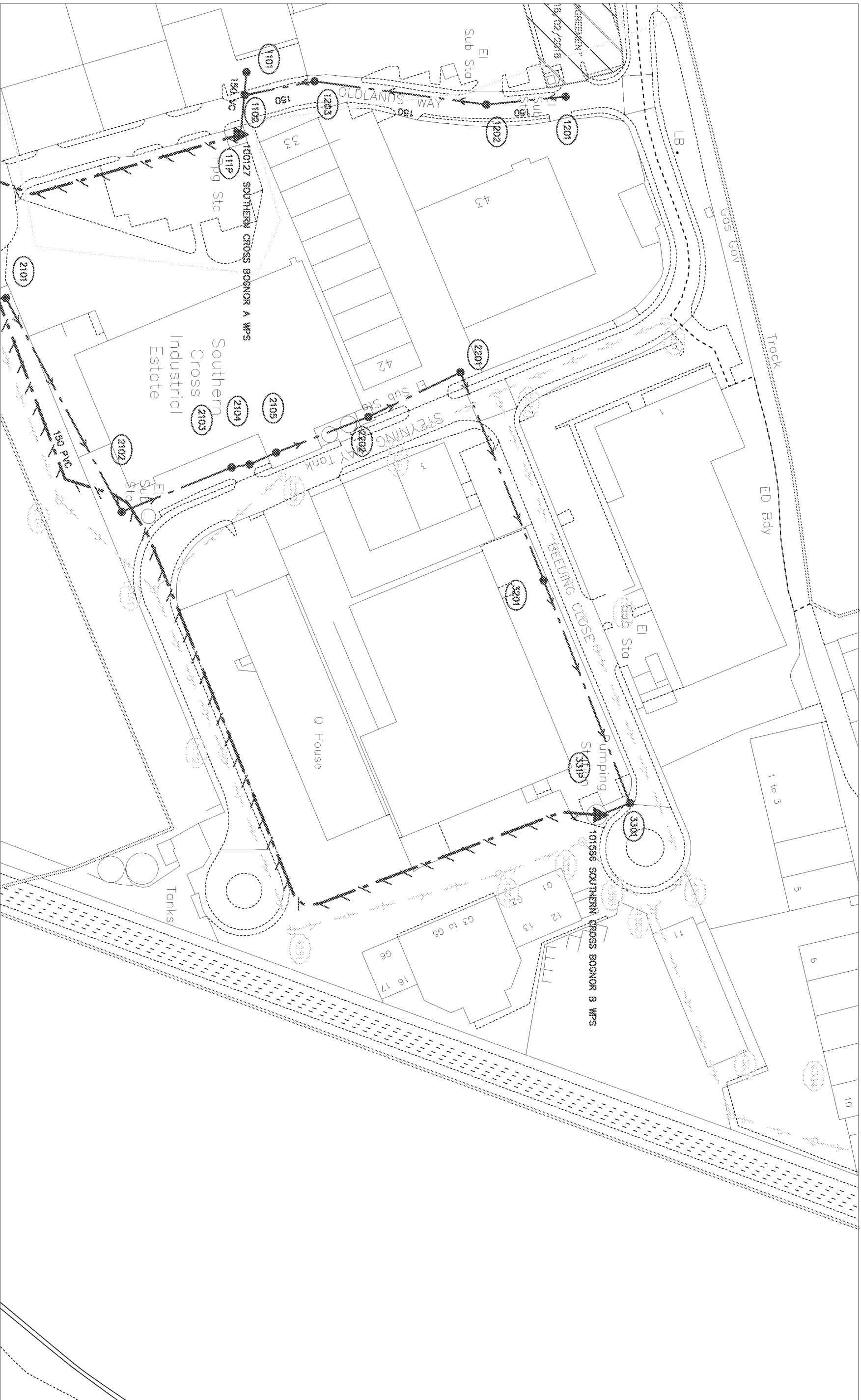
Received on: 21 February 2019

For enquiries regarding the information provided in this receipt, please contact the LandSearch team:



LandSearch
Southern Water Services
Southern House
Capstone Road
Chatham
Kent
ME5 7QA

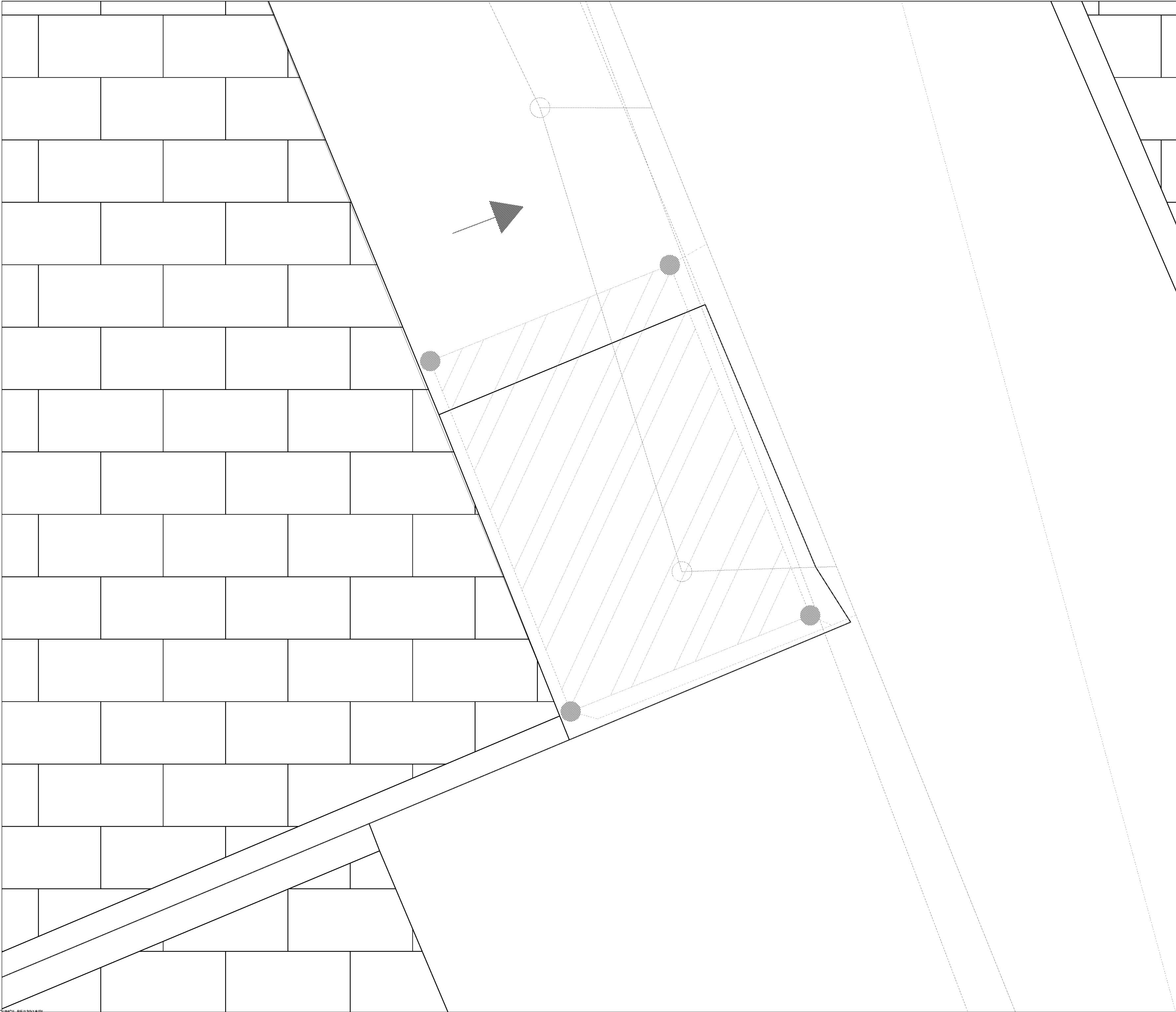




SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
1101X	3.82	1.4	150	VC	CIRC	1101X	3.82	1.4	150	VC	CIRC	1101X	3.82	1.4	150	VC	CIRC
1102X	3.88	1.4	150	VC	CIRC	1102X	3.88	1.4	150	VC	CIRC	1102X	3.88	1.4	150	VC	CIRC
111PX	3.85	3.85	100	PVC	CIRC	111PX	3.85	3.85	100	PVC	CIRC	111PX	3.85	3.85	100	PVC	CIRC
1201X	3.64	2.29	150	UNK	CIRC	1201X	3.64	2.29	150	UNK	CIRC	1201X	3.64	2.29	150	UNK	CIRC
1202X	3.725	2.07	150	UNK	CIRC	1202X	3.725	2.07	150	UNK	CIRC	1202X	3.725	2.07	150	UNK	CIRC
1203X	3.785	1.59	150	UNK	CIRC	1203X	3.785	1.59	150	UNK	CIRC	1203X	3.785	1.59	150	UNK	CIRC
2101X	3.62	2.05	150	VC	CIRC	2101X	3.62	2.05	150	VC	CIRC	2101X	3.62	2.05	150	VC	CIRC
2102X	3.6	1.28	150	VC	CIRC	2102X	3.6	1.28	150	VC	CIRC	2102X	3.6	1.28	150	VC	CIRC
2103X	3.44	0.88	150	VC	CIRC	2103X	3.44	0.88	150	VC	CIRC	2103X	3.44	0.88	150	VC	CIRC
2104X	3.31	0.79	150	VC	CIRC	2104X	3.31	0.79	150	VC	CIRC	2104X	3.31	0.79	150	VC	CIRC
2105X	3.44	0.71	150	VC	CIRC	2105X	3.44	0.71	150	VC	CIRC	2105X	3.44	0.71	150	VC	CIRC
2151X	3.67	2.31	450	CP	CIRC	2151X	3.67	2.31	450	CP	CIRC	2151X	3.67	2.31	450	CP	CIRC
2201X	3.21	-0.01	225	VC	CIRC	2201X	3.21	-0.01	225	VC	CIRC	2201X	3.21	-0.01	225	VC	CIRC
2202X	3.42	0.28	225	VC	CIRC	2202X	3.42	0.28	225	VC	CIRC	2202X	3.42	0.28	225	VC	CIRC
2251X	3.57	2.1	375	CP	CIRC	2251X	3.57	2.1	375	CP	CIRC	2251X	3.57	2.1	375	CP	CIRC
2252X	2.87	1.83	600	CP	CIRC	2252X	2.87	1.83	600	CP	CIRC	2252X	2.87	1.83	600	CP	CIRC
2253X			375	CP	CIRC	2253X			375	CP	CIRC	2253X			375	CP	CIRC
2351X	3.13	2.15	375	CP	CIRC	2351X	3.13	2.15	375	CP	CIRC	2351X	3.13	2.15	375	CP	CIRC
3151X	3.76	2	600	CP	CIRC	3151X	3.76	2	600	CP	CIRC	3151X	3.76	2	600	CP	CIRC
3152X	3.36	1.74	600	CP	CIRC	3152X	3.36	1.74	600	CP	CIRC	3152X	3.36	1.74	600	CP	CIRC
3201X	2.7	-0.51	225	VC	CIRC	3201X	2.7	-0.51	225	VC	CIRC	3201X	2.7	-0.51	225	VC	CIRC
3301X	2.68	-0.93	300	VC	CIRC	3301X	2.68	-0.93	300	VC	CIRC	3301X	2.68	-0.93	300	VC	CIRC
331PX	2.78	2.78	150	PVC	CIRC	331PX	2.78	2.78	150	PVC	CIRC	331PX	2.78	2.78	150	PVC	CIRC
3351X	3.32	1.24	750	CP	CIRC	3351X	3.32	1.24	750	CP	CIRC	3351X	3.32	1.24	750	CP	CIRC
3352X	2.64	1.38	675	CP	CIRC	3352X	2.64	1.38	675	CP	CIRC	3352X	2.64	1.38	675	CP	CIRC
4251X	3.09	1.51	675	CP	CIRC	4251X	3.09	1.51	675	CP	CIRC	4251X	3.09	1.51	675	CP	CIRC
4252X	3.18	1.28	750	CP	CIRC	4252X	3.18	1.28	750	CP	CIRC	4252X	3.18	1.28	750	CP	CIRC
4351X	2.96	1.23	750	CP	CIRC	4351X	2.96	1.23	750	CP	CIRC	4351X	2.96	1.23	750	CP	CIRC
4352X	2.88	1.01	900	CP	CIRC	4352X	2.88	1.01	900	CP	CIRC	4352X	2.88	1.01	900	CP	CIRC
4353X	2.49	0.87	900	CP	CIRC	4353X	2.49	0.87	900	CP	CIRC	4353X	2.49	0.87	900	CP	CIRC
4354X	2.4	0.85	900	CP	CIRC	4354X	2.4	0.85	900	CP	CIRC	4354X	2.4	0.85	900	CP	CIRC
4355X	3.01	1.41	750	CP	CIRC	4355X	3.01	1.41	750	CP	CIRC	4355X	3.01	1.41	750	CP	CIRC

[illegible]



Key

- Site Boundary
- New Industrial Building (150m²)
- Existing Industrial Buildings
- New Building Downpipes
- Proposed Surface Water Drainage
- Existing Private Drainage Arrangement
- Existing Private Surface Water Gully
- Existing Private Manhole Chambers
- Existing Southern Water Foul Sewer
- Existing Southern Water Surface Water Sewer
- Existing Southern Water Foul Manholes
- Existing Southern Water Surface Water Manholes
- Design Exceedance Route

Notes:

- Given the constraints associated with the site any intrusive works are considered disproportionate to the scale and nature of the development.
- Discharge of surface water via the existing surface water drainage arrangements at the site.
- All levels are in metres above ordnance datum

Client:

JCC Lighting Products Ltd

Site Address:

Innovation Centre,
Beeding Close,
Bersted
PO22 9TS

Job Reference:

88684-150219-MTP-Bersted

Date:

28-May-19

Drawing Number:

88684-01

Revision:

v1.0

Designed by:

TS

Drawn by:

TS

Checked by:

EJ

Scale:

1:100@A2

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for planning purposes only.

Unda Consulting Ltd
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RH11 0PR