

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 October 2019 08:42
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/84/19/PL

From: Simon Davis <[REDACTED]>
Sent: 15 October 2019 13:15
To: Planning.Responses <[REDACTED]>
Subject: FW: Planning Consultation on: BE/84/19/PL

[REDACTED]

From: Laura Gibbons <[REDACTED]>
Sent: 15 October 2019 13:03
To: Simon Davis <[REDACTED]>
Subject: RE: Planning Consultation on: BE/84/19/PL

Hi Simon,

Yes, that is fine PCENG2.

PCENG2

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme 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 recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

INFORMD

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers."

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

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: Simon Davis [REDACTED]
Sent: 10 October 2019 12:47
To: Laura Gibbons [REDACTED]
Subject: RE: Planning Consultation on: BE/84/19/PL

Hi Laura,

Further to the below, it has become clear that the submitted drainage layout does not match the proposed plan. In the email attached, the applicant proposes resolving this by condition. Do you agree to this, in which case, what condition should be applied?

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

Please [REDACTED] phone

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From: Laura Gibbons [REDACTED]
Sent: 11 September 2019 16:03
To: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: BE/84/19/PL

Hi Simon,

Thank you for obtaining the confirmation. We are satisfied that no drainage conditions are required.

Kind Regards,

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

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From: Simon Davis
Sent: 03 September 2019 10:06
To: Laura Gibbons [REDACTED]
Subject: FW: Planning Consultation on: BE/84/19/PL

Confirmation of adoption.

From: Anna Harper [REDACTED]
Sent: 03 September 2019 09:02
To: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: BE/84/19/PL

Dear Simon,

Please find email attached confirming it will be offered for adoption.

Kind regards,

Anna

Anna Harper
Development Manager

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE

From: Simon Davis [REDACTED]
Sent: 02 September 2019 14:42
To: Anna Harper [REDACTED]
Subject: [EXTERNAL] RE: Planning Consultation on: BE/84/19/PL

Dear Anna,

Our Engineer has requested that you provide confirmation regarding maintenance arrangements and/ or if the surface water network will be offered for adoption as per the rest of the site?

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

Please note that I typically work from home on Thursdays when I am unreachable on my work phone



From: Anna Harper [REDACTED]
Sent: 27 August 2019 16:01
To: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: BE/84/19/PL

Dear Simon,

Thank you for your email.

Please find attached the drainage layout for Phase 4C.

Please do let me know if your colleague requires any additional information.

Kind regards,

Anna

Anna Harper
Development Manager

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE

From: Simon Davis [REDACTED]
Sent: 21 August 2019 15:18
To: Anna Harper [REDACTED]
Subject: [EXTERNAL] FW: Planning Consultation on: BE/84/19/PL

Dear Anna,

Can you provide the requested information to me please.

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 5LE

Please note that I typically work from home on Thursdays when I am unreachable on my work phone



From: Laura Gibbons [REDACTED]
Sent: 21 August 2019 15:10
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: BE/84/19/PL

Engineers Comments Regarding Surface Water Drainage

I note that a statement has been provided confirming that the proposals comply with the original strategy. Please can details be submitted showing the proposed surface water drainage arrangement with the location of the connection to the existing network clearly shown and it must be confirmed that there is capacity downstream.

Please can maintenance arrangements also be provided.

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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