

David Easton

From: Laura Gibbons
Sent: 09 January 2019 12:22
To: David Easton
Subject: RE: Application 91/18/PL - Additional Information

Hi David,

The plan provided demonstrates how close the structure is to access chambers on the existing surface water drainage network. The proposed structure even overlaps the circle used to identify the location of the flow control chamber. Without as built drawings it is not possible to be certain that the proposed structure will not sit directly over access points to the surface water drainage network. This is important due to maintenance requirements.

Flow control chambers, attenuation tanks, separators and French drains all require regular maintenance. And will certainly require maintenance within the period of temporary use of the proposed building.

Furthermore, there are likely to be further inspection points/ vents on the attenuation tank. The proposed structure is to be located directly on top of the attenuation tank, without assurances as to the loadings imposed from the proposed structure and use we cannot be confident that damage will not occur to the tank.

In my opinion conditioning these requirements for further detail could result in a planning application being approved with a significant risk that conditions will never be able to be discharged. Without as built survey, wording detailing how maintenance will be carried out and structural drawings it is not possible to assess if development at this location is appropriate.

If however, you were to decide to grant permission for this application we would want our position made clear that we would not support proposals for a permanent structure in this location.

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

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: David Easton
Sent: 09 January 2019 11:05
To: Laura Gibbons
Subject: FW: Application 91/18/PL - Additional Information

Hi Laura,

Please see email below from the agent on BE/91/18/PL.

Thanks,
David

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Charlie Brown [REDACTED]
Sent: 04 January 2019 14:39
To: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Application 91/18/PL - Additional Information

David,

We note the comments below by Laura in respect of the drainage, however, we very much feel that these could be adequately secured through the imposition of a suitably worded condition.

The drawing shared demonstrates that the proposed development and its location is compatible with the approved drainage layout and scheme, and does not prevent access to the inspection chambers. Whilst I appreciate that this is not an "as built" survey drawing – the drainage layout is an approved scheme and one already secured through condition for the existing development, and therefore demonstrates (in principle) that access for maintenance to the SuDS can be retained. We would question the necessity of providing additional detail for planning purposes at this stage.

It would not be possible to provide precise details of the structural loading and calculations until detailed construction drawings are available (the submitted drawings are relevant for planning), which cannot be undertaken until a contractor has been appointed. Similarly, it would be premature at this stage to provide details of the methodology of the maintenance at this time, other than to confirm that access will be maintained and permitted to the SuDS, as required. Again, we feel that both could be satisfactorily secured through a suitably worded condition.

I note that we have an extension of time which expires today, and R-RMC are keen to reach positive resolution with the Council on this as soon as possible. On this basis, I can confirm that we would agree to a further extension of time until Friday 9th January. I trust that this is acceptable?

I look forward to hearing from you.

Thanks and kind regards
Charlie

Charlie Brown MRTPI
Senior Planner



David Lock Associates Limited
50 North Thirteenth Street | Central Milton Keynes | MK9 3BP



From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 21 December 2018 15:56
To: David Easton <David.Easton@arun.gov.uk>; Charlie Brown [REDACTED]
Subject: RE: Application 91/18/PL - Additional Information

Both,

The details provided are insufficient to demonstrate that maintenance of the suds can occur and that loading upon the attenuation tanks is acceptable.

Please provide:

- As built survey drawings of the surface water drainage;
- Written commentary for the methodology for maintenance of the SuDS; and
- Structural drawings and calculations for the proposed structure.

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
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: David Easton
Sent: 21 December 2018 15:29
To: Laura Gibbons
Subject: FW: Application 91/18/PL - Additional Information

Hi Laura,

I have received the attached in relation to Oldlands. Are you able to take a look when we come back so I can get a decision out by the 4th Jan if this is acceptable?

Many thanks,
David

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Charlie Brown [REDACTED]
Sent: 19 December 2018 17:40
To: David Easton <David.Easton@arun.gov.uk>
Cc: Emma Woodhouse [REDACTED]
Subject: Application 91/18/PL - Additional Information

Afternoon David,

Please find attached a copy of an overlay plan in respect of the proposed temporary building, that should hopefully provide sufficient clarification to demonstrate that access to the relevant inspection chambers and flow control chamber, as was the concern of the Drainage Officer.

I trust that this is acceptable and enables a planning permission to be issued? I'd be grateful if you could let me know if there are any queries, or anything you would like to discuss further.

Kind regards (and best wishes for the festive season!)

Charlie

Charlie Brown MRTPI
Senior Planner



David Lock Associates Limited
50 North Thirteenth Street | Central Milton Keynes | MK9 3BP



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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
