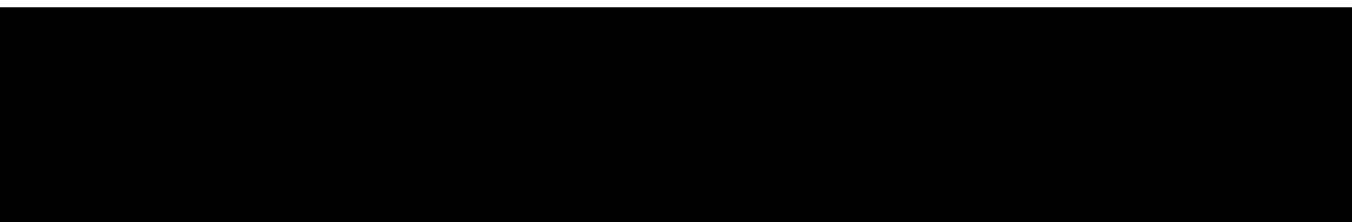


[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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[REDACTED] **ADC Drainage Engineers objecting to Conditions 3 and 5 of**
BN/127/21/DOC.

Thanks,

Michael

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 01 March 2022 14:16

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Roger Spencer <Roger.Spencer@arun.gov.uk>

Subject: RE: Planning Consultation on: BN/127/21/DOC

Hi Michael,

I'm not privy to the extent of discussions between yourself and Roger. However, my comments are as follows. Roger may wish to add to these.

Key

ADC comment 14/02/22

Redrows response

ADC further comments 01/03/22

Comments Regarding Condition 3

1. Please can the author of the verification report detail their independence and qualifications. *Ok. Okay.*
2. Please can the author of the verification report provide a clear statement regarding their view on the adequacy of the constructed surface water drainage. It is clear that the SuDs is adequate. A sentence will be added to the document, however it does confirm that SuDs have been constructed in accordance with the construction drawings. *The report is limited to a review of the attenuation features only, this does not meet the requirements of this condition. We expect to see details of the entire network, permeable paving, attenuation features, flow control devices, outfalls, etc. We also note that photos 13 and 14 appear to show pins perforating the impermeable membrane to the tank, it is unclear how the membrane is deemed to be watertight.*

The report states "it should be noted that this report has not verified the connections from the weired manhole to the west or the outfall to the existing ditch to the south west of the ditch". These are fundamental elements to the functionality of the surface water drainage system. Details of inspections of the wider drainage network should be provided.

3. Please provide fully detailed as built layouts. As built survey should extend to the permeable paving, full pipe network, and include attenuation features, flow control device and outfall.
4. The report should comment upon any discrepancies between as built survey and design. The report confirms that accordance with the construction drawings. *The report is limited to a review of the attenuation features only, this does not meet the requirements of this condition. We expect to see details of the entire network, permeable paving, attenuation features, flow control devices, outfalls, etc. We have spot checked some of the as built levels and there are small discrepancies to design. Differences to design should be tabulated and comments regarding potential impact should be provided.*
5. Details of any remedial works as a result of CCTV survey should be included within the report. The report confirms accordance with the construction drawings. *The report is limited to a review of the attenuation features only, this does not meet the requirements of this condition. We expect to see details of the entire network, permeable paving, attenuation features, flow control devices, outfalls, etc.*
6. We note that the land drainage consent works have not been signed off as the district engineer has not been invited to inspect the works. Points 6 and 7 refer to the footpath to the south-western corner of our site. Redrow are only providing the footway to our site boundary and therefore no land drainage consent is required. *The land drainage consents include "connections to ditches from surface water drainage and land drainage, replacement and extension of culvert."* The district engineer must be invited to inspect the works.
7. We also note that the applicant does not have land drainage consent approval for the culvert to facilitate the path crossing over the ditch, we hence expect that this crossing has not been constructed. See comment on point 6 above. The crossing over the bridge is outside of Redrow's ownership. *ADC hold land drainage consent applications on file which clearly note Redrow as the client.*

Based upon my review I would recommend refusal at this time as the information falls far short of our requirements for this condition.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk [REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Tilly Wishaw [REDACTED]
Sent: 28 February 2022 11:23
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craig Burden [REDACTED]
Subject: RE: Planning Consultation on: BN/127/21/DOC

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Hi Michael,

Please see the updated report which includes the additional detail of the independent engineer attached.

The updated as built layout, which excludes the work that Redrow are not able to carry out on land outside of our ownership will follow on shortly.

Kind regards,

Tilly

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 23 February 2022 08:13
To: Tilly Whishaw [REDACTED]
Cc: Craige Burden [REDACTED]
Subject: RE: Planning Consultation on: BN/127/21/DOC

=====
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CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
=====

Hi Tilly,

When will you be submitting the drainage information for **BN/127/21/DOC**?

Kind regards,

Michael

From: Tilly Whishaw [REDACTED]
Sent: 21 February 2022 10:31
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craige Burden [REDACTED]
Subject: RE: Planning Consultation on: BN/127/21/DOC

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Hi Michael,

Please accept this email as agreement to an extension of time on this application until Friday 4th March.

Kind regards,

Tilly

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 21 February 2022 10:27
To: Tilly Whishaw [REDACTED]
Cc: Craige Burden [REDACTED]
Subject: RE: Planning Consultation on: BN/127/21/DOC

=====
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Hi Tilly,

Would you agree to an extension of time to determine **BN/127/21/DOC** to **Friday 4th March 2022**?

Kind regards,

Michael

From: Tilly Whishaw [REDACTED]
Sent: 21 February 2022 10:13
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craige Burden [REDACTED]
Subject: RE: Planning Consultation on: BN/127/21/DOC

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Hi Michael,

I will chase our engineers for an update, however we are still awaiting a response on points 6 and 7 of Laura's email. It would be useful if we could await a response on this before providing the updated document to ensure that the update responds to everything necessary.

I'd be happy to agree an extension of time to allow time for Laura and Roger to respond if that would help?

Kind regards,

Tilly

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 21 February 2022 10:08
To: Tilly Whishaw [REDACTED]
Cc: Craige Burden [REDACTED]
Subject: RE: Planning Consultation on: BN/127/21/DOC

=====

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=====

Hi Tilly,

I have just left you a voicemail message.

Is there any chance you can submit the required information for **BN/127/21/DOC** by **5.00pm today (Monday 21st February 2022)**?

Kind regards,

Michael

From: Michael Eastham
Sent: 18 February 2022 16:41
To: Tilly Whishaw [REDACTED]
Subject: FW: Planning Consultation on: BN/127/21/DOC
Importance: High

Tilly,

The issues in red should be resolved when the text from the independent arbiter are added to the document.

We are currently checking items 6 and 7 in your email below.

Kind regards,

Michael

From: Michael Eastham
Sent: 18 February 2022 15:34
To: Roger Spencer <Roger.Spencer@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/127/21/DOC
Importance: High

Dear Roger,

Please see the email trail below from Tilly Whishaw at Redrow and the drainage engineers comments in red regarding **BN/127/21/DOC**.

Could you provide further input on this?

Thanks,

Michael

From: Tilly Whishaw [REDACTED]
Sent: 18 February 2022 14:42
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/127/21/DOC

Hi Michael,

I am working with our engineers to finalise the additional information for this condition. We do however have some comments regarding the points in Laura's email. I have added our points in red in Laura's email.

Could you provide further input on this?

Kind regards,

Tilly

Tilly Whishaw
Planning Manager

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



" />

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Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 16 February 2022 09:21
To: Tilly Whishaw [REDACTED]
Subject: FW: Planning Consultation on: BN/127/21/DOC

=====
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=====

Tilly,

Can you address these issues by Friday 18th April?

Kind regards,

Michael

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 14 February 2022 14:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/127/21/DOC

Comments Regarding Condition 3

1. Please can the author of the verification report detail their independence and qualifications. Ok
2. Please can the author of the verification report provide a clear statement regarding their view on the adequacy of the constructed surface water drainage. It is clear that the SuDs is adequate. A sentence will be added to the document, however it does confirm that SuDs have been constructed in accordance with the construction drawings.

3. Please provide fully detailed as built layouts.
4. The report should comment upon any discrepancies between as built survey and design. The report confirms that accordance with the construction drawings.
5. Details of any remedial works as a result of CCTV survey should be included within the report. The report confirms accordance with the construction drawings.
6. We note that the land drainage consent works have not been signed off as the district engineer has not been invited to inspect the works. Points 6 and 7 refer to the footpath to the south-western corner of our site. Redrow are only providing the footway to our site boundary and therefore no land drainage consent is required.
7. We also note that the applicant does not have land drainage consent approval for the culvert to facilitate the path crossing over the ditch, we hence expect that this crossing has not been constructed. See comment on point 6 above. The crossing over the bridge is outside of Redrow's ownership.

It should be noted that a surface water drainage verification condition guidance note is available at <https://www.arun.gov.uk/drainage-planning-consultations>, this clearly sets out our requirements for discharging this condition.

Comments Regarding Condition 5

We cannot recommend discharge of this condition until further verification information has been submitted. Condition 5 requires the submission of an updated copy of the management manual. The management manual has been submitted in accordance with the requirements of the condition. Could you confirm what verification is considered necessary?

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 01 February 2022 16:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BN/127/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/127/21/DOC
Registered: 27th September 2021
Site Address: Land At Angels Nursery Yapton Road Barnham PO22 0AY
Description of Works: Approval of details reserved by condition imposed under BE/84/20/PL relating to conditions 3-as built drawings of implemented SuDS scheme & 5-updated copy of management manual or confirmation that no changes are required to manual.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **22nd February 2022**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Michael Eastham

Planning Case Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCOND00 (ODE) 2020

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

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