

From: Simon Davis
Sent: 10 December 2021 14:20
To: Grace Palmer [REDACTED]
Subject: RE: Planning Consultation on: BN/134/21/DOC

Dear Grace,

Yes, you will need to submit a new application. Please ensure that when you do this, you check and ensure that everything relevant is submitted. We have to determine as many applications within the statutory time frame as possible and we cannot make exceptions if items are missing that should have been provided.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Grace Palmer [REDACTED]
Sent: 09 December 2021 11:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/134/21/DOC

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Good morning Simon, I hope you're well. I see whilst I've been on annual leave we have been issued with another refusal for the condition 10 at our Eastergate scheme.

Having reviewed the comments on the planning portal it seems the attached items were not submitted in error. Submitting the attached should hopefully address her comments again. It is disappointing we haven't been consulted throughout the time process that this was required and a decision was just issued as I feel we may have been able to capture it in the necessary timeframe.

Please let me know if you need this formally uploaded again to the planning portal now we have timed out again to start the process over? I will get this done straight away if emails are not sufficient as I want to just get this one wrapped up now.

Thank you in advance

Kind regards

Grace Palmer
Technical Manager

Hampshire Homes Group

8 Chalmers Estate | Crawley Hill | Nr Romsey | Hampshire | SO51 6AP

Web: hampshirehomesgroup.com



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 23 November 2021 11:44

To: Grace Palmer

Subject: RE: Planning Consultation on: BN/134/21/DOC

Hi Grace,

Laura is on her Arun working day today so potentially yes, we will see.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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From: Grace Palmer [REDACTED]
Sent: 23 November 2021 11:40
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/134/21/DOC

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Morning Simon, hope you're well and house move is progressing smoothly.

I just wanted to touch base as it been a few weeks yet and see if Laura has any more comments or hopefully sign off this last condition at Eastergate? Fingers crossed.

Kind regards

Grace Palmer
Technical Manager

Hampshire Homes Group

8 Chatmohr Estate | Crawley Hill | Nr Romsey | Hampshire | SO51 6AP

Web: hampshirehomesgroup.com



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 10 November 2021 11:02
To: Grace Palmer [REDACTED]
Subject: RE: Planning Consultation on: BN/134/21/DOC

Hi Grace, Laura is on leave this week anyway.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Grace Palmer [REDACTED]
Sent: 10 November 2021 10:59
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/134/21/DOC

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Thanks Simon!

Good luck on your house move too, hopefully it goes smoother than ours the amount of delays we had were ridiculous for what should have been a relatively simple chain.

Please let me know if you need anything else as we are keen to get this resolved, I presume we may have missed the boat getting Laura to review this week now. The email below references the plans sent on the 1st November via email. Which are following Laura's comments on the submission made on the portal on the 19th October, as this application is still live this information was in response. But following my conformation those are the revisions that should be noted on any admin documentation as adhere to her most recent requests.

Kind regards

Grace Palmer
Technical Manager

Hampshire Homes Group

8 Chalmohr Estate | Crawley Hill | Nr Romsey | Hampshire | SO51 6AP

Web: hampshirehomesgroup.com



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 09 November 2021 17:42
To: Grace Palmer [REDACTED]
Subject: RE: Planning Consultation on: BN/134/21/DOC

Hi Grace,

Glad you were able to move ok. I have that to come in the next couple of months. I have worked out what needs changing and have admin to sort it. In doing this I noticed that when the plans/statements were first uploaded to the website, a couple were not labelled correctly and some plans were not uploaded hence why some of the sub plans were confusing me.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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From: Grace Palmer [REDACTED]
Sent: 09 November 2021 10:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/134/21/DOC
Importance: High

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good morning Simon, apologies I have been off moving house so not about the past few days it's been manic exchanging and completing with a few days' notice. Anyway in response to your query please see attached latest drawing issue sheets for ease and information. For clarity of the most recent submission however on the 1st November I note against Laura's comments below if it is a new or existing submission and what revision we are on now.

1. Previously submitted information, resubmitted due to drainage query. Soils reports provided again for clarity.
2. Note only.
3. 108.5009 permeable paving calculations 1 in 100 amended following request.
4. 108.5009.504 updated to revision F for plot 4 soakaway following comments.

5. No updated drawings, answer to query provided only.
6. 108.5009.703 updated to revision A, level amended to 16.690 following comments.
7. Label updated on all drawings meaning revisions have changed on the following 108.5009.703 updated to revision A, 108.5009.704 updated to revision A, 108.5009.705 updated to revision G, 108.5009.706 updated to revision F, 108.5009.751 updated to revision B, 108.5009.552 updated to revision B, 108.5009.501 updated to revision D, 108.5009.502 updated to revision F, 108.5009.503 updated to revision G, 108.5009.504 updated to revision F, 108.5009.505 updated to revision E, 108.5009.506 updated to revision F.
8. Answer to query in blue, drawing 108.5009.501 revision D for conformation. Drawing 108.5009.551 updated to revision F in response.
9. drawing 108.5009.551 revision F in response.
10. Note only.

Hope this is sufficient enough for review now, please let me know should you require anything else.

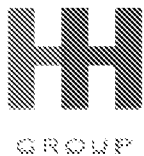
Kind regards

Grace Palmer
Technical Manager

Hampshire Homes Group

8 Chatmohr Estate | Crawley Hill | Nr Romsey | Hampshire | SO51 6AP

Web: hampshirehomesgroup.com



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 05 November 2021 18:44

To: Grace Palmer

Subject: RE: Planning Consultation on: BN/134/21/DOC

Hi Grace,

I'm sorry I have not had time to do anything with your email until now. I have started going through it as I need to give clear instructions to admin so they can change the files but this is going to take some time so I'll have to do it next week. However, it would be helpful if you can make it clear what each document is and whether it is new to this application or a substitute of something already submitted. Otherwise I will have to open one by one and compare with what is on our files. A drawing register might be helpful. It also appears that 551.F is a copy of something we already have.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Grace Palmer [REDACTED]
Sent: 01 November 2021 16:35
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/134/21/DOC

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Good afternoon Simon, hope you're well.

The engineers have jumped on this round of comments and responded/updated drawings with the typos or missing information to hopefully finalise queries now. See response in blue below for ease and attached updated drawings.

1. A complete application needs to be made. i.e. all details submitted under this application. It is apparent that the application is missing a number of calculations. Groundwater monitoring results, and infiltration testing results should also be submitted. Detailed drainage layout sheet 1 of 6 is missing. The Soils report including soakage testing and GW monitoring is attached for ease, this has previously been provided to the council.
2. A full review of details has not been completed due to the lack of information, further comments may be provided once all information is supplied.
3. Calculation result printouts do not include impermeable area. Please provide this on printouts so that all relevant inputs and outputs can be reviewed.

All calculation result printouts now include impermeable areas.

4. The soakaway for plot 4 has inconsistent dimensions between calculations and layouts. Please correct.

Plot 4 calcs amended.

5. Please confirm if slope of sub-bases have been examined and if all areas are within maximum slope limits. A further review of calculations will be completed once these are supplied. For example, please confirm if proposals for permeable paving sub-base near to plots 14-19 are okay without check dams/ baffles, there is 500mm difference in formation level over not that large a distance.

The steepest gradient of the permeable paving is 1:30 (3.3%), this areas measures around 175m² and is between plots 23 and 8-10. Chapter 20 (Pervious Pavements) of the Ciria SuDS manual refers to ICPI (2011)

on page 402; it states the ICPI (2011) suggests that where slopes are 3% or greater designers should consider terracing or internal check dams. The area mentioned previously is the only area where this needs to be considered, as all other gradients across the site are flatter. MicroDrainage Calculations were completed for this area of permeable paving and no flooding occurs without the use of check dams.

6. It appears there is a typo with the formation level near to plots 1 and 42. A formation level of 17.69 is stated, which is greater than the finish level.

Level amended to 16.690 – drawing 703 updated accordingly

7. Capping layer below type 3 on the permeable paving must state “no fines”. Please also clearly label the base geotextile.

Permeable paving specification updated to state ‘no fines’ on capping layer – drawings 703, 704, 705, 706, 751, 552 and drawings 501-506 updated accordingly

8. The soakaway construction detail needs to be improved. As crate depth varies, the detail should not state total 400mm thick, and should instead state that the depth varies and reference the plans that depth is detailed on. Minimum cover depth should be stated.

Note on soakaway construction detail amended to state: *AQUACELL CORE-R 1000X500X400 UNITS, EXACT DEPTH AND AREA OF SOAKAWAYS VARY, SEE DRAWING 108.5009.501 FOR SOAKAWAY LAYOUT DETAILS.*
Drawing 551 updated accordingly

9. Please provide a construction detail drawing of granular soakaways.

A granular soakaway detail is shown on drawing 551.F

10. Portsmouth water and the environment agency should be consulted (SD - done)

I hope this information finds you well but please do not hesitate to ask should you have any more queries so we can action asap.

Kind regards

Grace Palmer
Technical Manager

Hampshire Homes Group

8 Chatmohr Estate | Crawley Hill | Nr Romsey | Hampshire | SO51 6AP

Web: hampshirehomesgroup.com



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 26 October 2021 15:56

To: Grace Palmer

Subject: FW: Planning Consultation on: BN/134/21/DOC

Dear Grace,

Please see comments below from drainage. Please provide the requested items/amendments to me by the 12th November.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 26 October 2021 15:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/134/21/DOC

Dear Simon,

Thank you for consulting us on this discharge of conditions application. We have the following comments regarding conditions 10 and 11.

Condition 10

1. A complete application needs to be made. i.e. all details submitted under this application. It is apparent that the application is missing a number of calculations. Groundwater monitoring results, and infiltration testing results should also be submitted. Detailed drainage layout sheet 1 of 6 is missing.
2. A full review of details has not been completed due to the lack of information, further comments may be provided once all information is supplied.
3. Calculation result printouts do not include impermeable area. Please provide this on printouts so that all relevant inputs and outputs can be reviewed.
4. The soakaway for plot 4 has inconsistent dimensions between calculations and layouts. Please correct.
5. Please confirm if slope of sub-bases have been examined and if all areas are within maximum slope limits. A further review of calculations will be completed once these are supplied. For example, please confirm if proposals for permeable paving sub-base near to plots 14-19 are okay without check dams/ baffles, there is 500mm difference in formation level over not that large a distance.

6. It appears there is a typo with the formation level near to plots 1 and 42. A formation level of 17.69 is stated, which is greater than the finish level.
7. Capping layer below type 3 on the permeable paving must state "no fines". Please also clearly label the base geotextile.
8. The soakaway construction detail needs to be improved. As crate depth varies, the detail should not state total 400mm thick, and should instead state that the depth varies and reference the plans that depth is detailed on. Minimum cover depth should be stated.
9. Please provide a construction detail drawing of granular soakaways.
10. Portsmouth water and the environment agency should be consulted (SD - done)

Kind regards

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