

From: Simon Davis
Sent: 28 August 2020 11:40
To: Patrick Barry [REDACTED]
Cc: Nick Culhane [REDACTED]
Subject: RE: BN/39/20/PL - Members Briefing

Patrick,

The response of WSCC Highways stated:

The consideration of building regulations pertaining to emergency access and refuse collection needs deliberation at the planning stage. A consideration to wherever or not a development is subject to such consideration is made by its location from the nearest publicly maintained highway (minimum of 50 metres). For this proposal the nearest publicly maintainable highway Church Lane is located 112 metres from the furthest building point.

There is no indication of any waste storage or collection points on the proposed site plan.

The LHA advises the LPA to consult with the waste collection authority to determine the suitability of any waste collection point.

As described in Paragraph 6.8.9 of Manual for Streets (MfS), the carry distance must not exceed 30 metres.

As discussed, I have approached our Cleansing Manager for a comment.

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From: Patrick Barry [REDACTED]
Sent: 21 August 2020 17:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Nick Culhane [REDACTED]
Subject: Re: BN/39/20/PL - Members Briefing

Simon

Thanks for this. I will review and come back to you.

Further to our conversation yesterday, I have reviewed the TS and there is a refuse tracking plan – can you clarify what the issue was so that I can review this with Nick (copied here).

Regards

Patrick Barry
Director

From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Friday, 21 August 2020 at 15:17
To: Patrick Barry [REDACTED]
Subject: BN/39/20/PL - Members Briefing

Hi Patrick,

Members were asking today about levels and drainage.

They weren't sure of the levels change across the site and how the houses are to be constructed on the slope. We will show the topo on the Ctte presentation and I have worked out the average levels change from top to bottom so that is covered. Re how the houses are to be constructed, this is indicated only by one of the streetscenes. Would I be right in telling members at Ctte that the houses are to be achieved by combination of cutting into existing ground, use of retaining walls and raised ground floor levels? A member also asked whether the foundations would be rafted?

Regarding drainage, they did not appreciate that there would be pipes underground (the member in question thought that rain would just run over the grass and thus flood the house further down. I propose to tell members something like:

No detailed plans of surface water drainage as these will be sought through discharge of the condition but will include channels and pipes to discharge to the attenuation feature which will treat the water and then have a restricted discharge (2 litre per second) to the Barnham Rife (subject to EA agreement).

Is this all correct?

Thanks

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