

Sent: 20 March 2019 08:56
To: Planning Scanning
Subject: FW: BN/50/18/PL The Fallows

From: Simon Davis
Sent: 19 March 2019 18:01
To: Planning.Responses
Subject: FW: BN/50/18/PL The Fallows

Further Drainage Engineer response

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Laura Gibbons
Sent: 19 March 2019 16:25
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BN/50/18/PL The Fallows

Hi Simon,

We would not wish to allow construction to commence prior to surface water drainage design being formally agreed. This is due to the fact that surface water drainage should be one of the first elements constructed. Alterations to design of the drainage could have significant knock on impacts upon wider construction. Therefore, if the application is to be determined immediately we would recommend you refuse this application.

I provided my initial comments to this application in November stating our requirement for winter groundwater monitoring and infiltration testing. Since this time there has been ample opportunity for the applicant to complete groundwater monitoring and infiltration testing.

Infiltration testing has been completed and it appears that groundwater monitoring is being undertaken. However, without the groundwater monitoring results we cannot assess if the proposed design is adequate. If the determination of this application is delayed by a couple of weeks I hope that the groundwater monitoring results can be provided and my request for this condition be removed. I believe this would be the most efficient way forwards.

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
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From: Simon Davis
Sent: 19 March 2019 11:32
To: Laura Gibbons
Subject: RE: BN/50/18/PL The Fallows

Hi Laura,

Just to follow up, as the applicant has objected/commented on the pre-commencement nature of the condition, we cannot now impose it. Therefore, we have two options (1) reword the condition to say pre-DPC or (b) refuse the application. What would be your preference?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Simon Davis
Sent: 13 March 2019 15:19
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: FW: BN/50/18/PL The Fallows

Hi Laura,

I have to agree the pre-commencement drainage condition with the applicant on this one. He has asked whether it could be worded to say pre- damp proof course instead. What do you think. This is a large site and there is plenty of space to put in a soakaway in the garden without affecting the position of the house.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: stephen jupp [REDACTED]
Sent: 13 March 2019 15:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BN/50/18/PL The Fallows

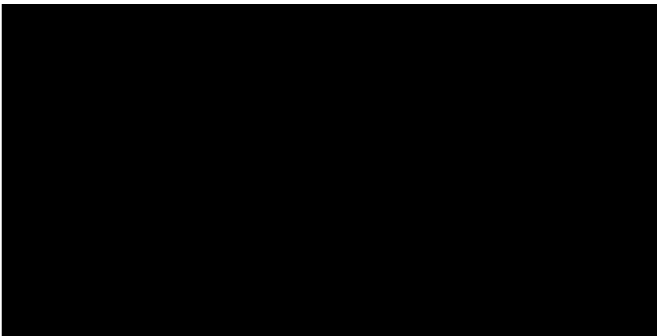
Simon

yes i am aware that winter groundwater monitoring has to continue until end of march so accept it will be pre-commencement, but if it could be worded to allow works up to dpc that would be much more reasonable

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 13 Mar 2019, at 15:01, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Steve,

Not sure I sent you this at the time I received it (although it has been on the website since receipt). Anyway, this relates to why we are still requesting a pre-commencement drainage condition (as per the email you will have just received).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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