

[REDACTED]

From: Simon Davis
Sent: 29 September 2020 11:03
To: 'Maddi Simpson' [REDACTED]
Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: RE: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Dear Maddi,

Unfortunately, Laura is not working for Arun today. She changed her day to Monday (I was not aware of that until I heard from her yesterday).

I will aim to finish as much as I can of the Ctte report in the hope that this can be resolved one way or the other early next week when Laura returns.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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



Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Maddi Simpson [REDACTED]
Sent: 29 September 2020 07:43
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Hi Simon,

Thanks for the below. The applicant is reluctant to leave it to conditions and would like to get it over the line if we are that close to coming to an agreement. We have virtually done a detailed drainage design for what should be a strategy.

It would be helpful to organise a meeting today with Laura so that Paul Basham can get this sorted with her - would you be able to get this set up?

Thanks,
Maddi

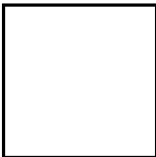
Maddi Simpson
Planner, Planning



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Winner: Award for Planning Consultancy of the Year

Winner: Award for Best Use of Arts, Culture of Sport in Placemaking (Illuminated River)

Winner: Planning Permission of the Year (Leven Road Gasworks, St William)

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

Sent: 28 September 2020 15:08

To: Maddi Simpson

Cc: Leona Hannify

Subject: RE: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Dear Maddi,

Laura Gibbons has emailed me to say that she still has some reservations about the proposals, but that you appear to be getting closer to evidencing that a drainage solution will be possible. She asks if you (the applicant) would be happy to leave it to conditions. She also requests that you acknowledge that there is a risk you may have to adjust the layout (with a new application) if a drainage solution cannot be found.

Could you consider and let me know. Please also note that Ctte report deadline is the middle of next week.

Thanks

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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From: Simon Davis

Sent: 22 September 2020 16:55

To: Maddi Simpson [REDACTED]

Subject: RE: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Dear Maddi,

Laura Gibbons has provided me with the following comments in response:

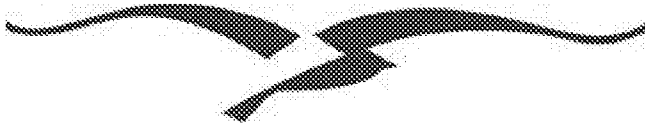
1. An infiltration rate of $8.57 \times 10^{-5} \text{m/s}$ is used in all calculations, this is not consistent with lowest rates observed at nearby locations.
2. The required offset from buildings and roads for soakaways has been reduced to 5m. I would like building controls opinion on this.
3. There are several soakaways located close to Fontwell avenue, it is unclear if these achieve the required easement to public highway.
4. A revised impermeable areas plan showing the areas draining to each soakaway has not been provided, therefore areas stated have not been verified.
5. The soakaway for plot 7 has discrepancies between plan and calculations, i.e. impermeable area, length, width, depth.
6. The soakaway for plots 21-23 has discrepancies between plan and calculations.
7. The soakaway for plot 26 is insufficiently deep on plan.
8. The soakaway for plots 40-42 has discrepancies between plan and calculations.
9. I query whether some of the crate dimensions shown in reality are achievable. I.e. crate depths stated do not follow industry standard depths increments and some plan areas are also irregular. E.g. plot 16-17 specifies crates 0.7m deep x 7.2mx 2.9m.
10. The soakaway for road catchment 3 has discrepancies between plan and calculations.
11. 10% urban creep does not need to be applied to roads. Why is the applicant not utilising the permeable pavement for infiltration? Please elaborate.

As this is not yet agreed, I will not add the new plans to the website. If any are to change, please resubmit all again.

Kind Regards

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: Maddi Simpson [REDACTED]
Sent: 22 September 2020 11:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: 020.5360 Land West of Fontwell Avenue

Hi Simon,

I hope you are well.

Paul Basham issued the latest revision of the proposed drainage strategy for the site, as below and attached. Hopefully this will allay her concerns.

Any queries on this, please let me know.

Thanks,
Maddi

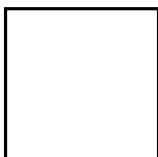
Maddi Simpson
Planner, Planning



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From: Claire Pritchard

Sent: 21 September 2020 18:01

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

Subject: 020.5360 Land West of Fontwell Avenue

Good afternoon Laura,

I trust that this email finds you well.

Please find attached the latest Revision (G) of the proposed drainage strategy for the site above.

The drainage has now been split into Highway and Roof drainage as per your previous request.

We have introduced filter gullies, and vortex filter catchpits upstream of the gravel filled soakaways for the highway.

All drainage is now as shallow as possible, with nothing deeper than 1.4m.

Also, attached is the updated calculations for the site, as well as the Soils Ltd updated addendum confirming that 5m offsets are suitable for this site.

Please do not hesitate to contact me should you wish to discuss any amendments made.

Thanking you in advance

Kind Regards,

Claire Pritchard
Senior Technician

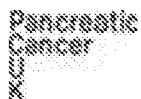


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