

From: Simon Davis
Sent: 09 October 2020 16:39
To: Planning Scanning
Subject: FW: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Application Correspondence "Agreement to PC Condition 10 - Drainage"

From: Maddi Simpson [REDACTED]
Sent: 09 October 2020 16:09
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 update on this. Given the below and the risk of the Engineers objecting/ recommending refusal on the application, Reside will accept the condition as previously drafted.

In terms of condition 15 (Odour Assessment), this was suggested by Environmental Health due to the equestrian uses immediately south of the site, which is part of the land owner's land. The owner currently provides livery for three horses, however, if planning permission is granted, this will cease and no further horses will then be kept on site.

As such, given the small number of horses on the site now and the cessation of the use if permission is granted, we don't think this condition is necessary. Are you able to consult Environmental Heath on removing this condition?

Please let me know if you would like to discuss.

Thanks,
Maddi

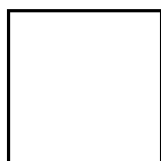
Maddi Simpson
Planner, Planning



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 08 October 2020 18:16
To: Maddi Simpson [REDACTED]
Cc: Leona Hannify [REDACTED]
Subject: RE: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Maddi,

Should also have said that we can include your suggested condition in the recommendation (as we are unable to impose our standard if you don't agree to it) and then report Engineers concerns about the condition to our Members at the Ctte.

Simon

From: Simon Davis
Sent: 08 October 2020 18:06
To: Maddi Simpson [REDACTED]
Cc: [REDACTED]
Subject: RE: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Hi Maddi,

Engineers will not agree to your proposed change. Roger Spencer's comments are below FYI:

"I am reticent to agree to this amendment, as it points to a second guessing of what the requirements around the Source Protection Zone (SPZ) will be.

It would seem that the ground investigation has concluded that soakaways will not penetrate into the chalk (problematic for this area) but whilst Laura has tried to pre-empt the SPZ in her discussions, we cannot go down a route that would be very difficult to come back from. There are also still matters outstanding anyway e.g. the crates being partly out of the ground.

I have explained to Mr Munton that the requirement to monitor groundwater and testing of infiltration rates was part of a standard Condition clause – were that route (Conditioning an Approval of this Full Application) be followed, those parts would, in effect, be 'tick-boxed' but he doesn't want to follow that route, rather, wanting more surety in the Full App – with the outstanding SPZ issue, I don't think we can give that surety at this stage."

Note that if you can't agree to the condition then Engineers have already said that they would then object/recommend refusal instead.

I had thought as an alternative we could reword the condition to allow you to implement the access and so mean that the condition was no longer pre-commencement however engineers have said that this is not ideal as the access still requires drainage (e.g. permeable surfacing) and should be considered alongside the rest of the site.

Can you discuss and update me with your position.

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: Simon Davis
Sent: 08 October 2020 13:52
To: Maddi Simpson [REDACTED]
Subject: RE: 020.5360 Land West of Fontwell Avenue ref BN/50/20/PL

Hi Maddi,

The Committee report for 28/10/20 has been signed off by my Team Leader and will be now reviewed by a second Team Leader.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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From: Maddi Simpson [REDACTED]
Sent: 08 October 2020 13:49
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 update. Could you just confirm that your report has been submitted and we will be going to committee at the end of the month so I can update the client?

Thanks,
Maddi

Maddi Simpson
Planner, Planning

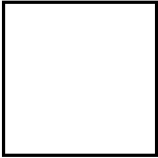




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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 08 October 2020 12:38

To: Maddi Simpson [REDACTED]

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

Hi Maddi,

Thanks for this. I will update the conditions. Just trying to get a response from Engineers. Laura is on leave and so I need to speak to Roger Spencer (Head of Service).

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: 08 October 2020 11:33

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

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

Apologies, Simon – TRPP attached.

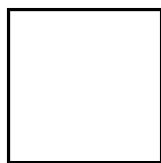
Maddi Simpson
Planner, Planning



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From: Maddi Simpson

Sent: 08 October 2020 11:30

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

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

Morning Simon,

Were you able to discuss the below with the Engineers?

We also received the updated TRPP from Lizard Ecology this morning - sooner than expected – please see attached.

Let me know if you would like to discuss anything.

Thanks,
Maddi

From: Maddi Simpson

Sent: 07 October 2020 11:56

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

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

Hi Simon,

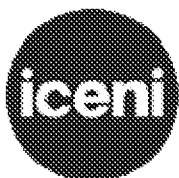
Apologies, we have simplified the condition, could you discard the previous wording and consider the below?

Condition 10: *Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should be based on the scheme within the Flood Risk Assessment and Drainage Strategy follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by*

CIRIA. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Thanks,
Maddi

Maddi Simpson
Planner, Planning



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