

[REDACTED]

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**From:** Simon Davis  
**Sent:** 22 October 2020 17:39  
**To:** 'Maddi Simpson' [REDACTED]  
**Subject:** RE: Fontwell Avenue | Members Briefing Panel BN/50/20/PL

Hi Maddi,

On the subject of the Drainage Impact Assessment, Policy have said that what the DIA needs to show, as detailed in the policy, is how the drainage from the site (both surface and foul) can be safely disposed of/dealt with - combined or separate routes; with further discussion in terms of the impact this then results in, both individually and cumulatively, on flood storage capacity and flows resulting from the treatment works during times of flood.

I have spoken with my Team Leader and we agree that you would be best placed leaving this alone. This was raised as a policy conflict on Y/121/19/PL which went to Ctte and members did not debate it. I also note that this is only required for sites in the Lidsey Treatment area and less than half of your site is affected by this.

Simon

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

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**From:** Simon Davis  
**Sent:** 22 October 2020 10:41  
**To:** Maddi Simpson [REDACTED]  
**Subject:** RE: Fontwell Avenue | Members Briefing Panel

Maddi,

It is my feeling that the Drainage Impact Assessment is covered by your FRA but as I said I can't confirm that.

I do have some advice from engineers but it is not conclusive (and only relates to non-mains drainage) and so I am also seeking advice from the Local Plans team in particular the officer who included the requirement within the policy.

Engineers say that it should cover the resultant (and cumulative) flow from package foul treatment plants as well as the 'normal' surface water flows. Package plants are to be avoided and Members are not in favour but sometimes they are the answer and sometimes they provide the ability of developers to get building and occupying before Southern Water has made any necessary upgrades to their network. The discharge of treated flows (into watercourses) should be picked up as part of consenting (outside Planning) but it would be good to see that everything would work before getting too far down the line.

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**From:** Maddi Simpson [REDACTED]  
**Sent:** 21 October 2020 11:58  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Fontwell Avenue | Members Briefing Panel

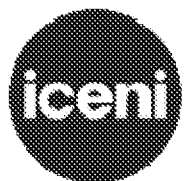
Hi Simon,

As you point out the list states that a Surface Water Drainage Statement is required for this application but this is covered in Paul Basham's Flood Risk Assessment and Drainage Strategy Report. Further to this, a Lidsey Foul Water Environmental Assessment Statement is not required as we are connecting to the mains drainage.

Just for clarity, are you suggesting that the Drainage Impact Assessment is covered within the FRA?

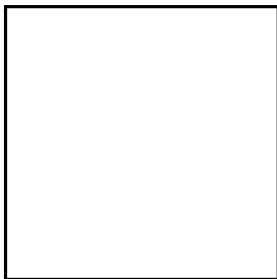
Thanks,  
Maddi

**Maddi Simpson**  
Planner, Planning



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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 21 October 2020 11:37

**To:** Maddi Simpson [REDACTED]

**Subject:** RE: Fontwell Avenue | Members Briefing Panel

Hi Maddi,

I'm sorry, I don't. I have asked Head of Engineering & Head of Policy for some guidance but I can't guarantee that this will be forthcoming before the Meeting.

I note that it is not specifically referred to in our application validation criteria but that this list does state that a Surface Water Drainage Statement is required for the Lidsey area and that a Lidsey Foul Water Environmental Assessment Statement is required for non-mains drainage.

I am inclined to say that this would be covered by separate or combined foul and surface water drainage statements (so your FRA for instance).

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**From:** Maddi Simpson [REDACTED]

**Sent:** 21 October 2020 10:23

**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Subject:** RE: Fontwell Avenue | Members Briefing Panel

Hi Simon,

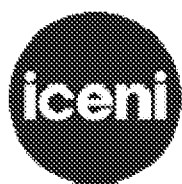
Thanks for this, we are looking into the first two points and will get back to you as soon as possible. We also had a couple of additional comments on the Committee Report so I will also include these.

Just on drainage, could you just confirm that Roger Spencer got the message across to Members that there are no particular drainage issues, as it's not very clear if this was said in the meeting or after?

On the Drainage Impact Assessment, could you send through the criteria for this? We want to see if we can produce one in advance of Committee but I can't see anything online which is helpful.

Thanks,  
Maddi

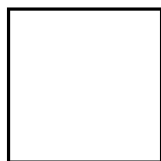
**Maddi Simpson**  
Planner, Planning



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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)