

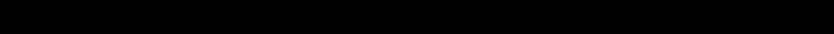


From: Michael Eastham
Sent: 31 January 2019 12:50
To: Planning.Responses
Cc: Karen Garner
Subject: FW: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Please upload the email below from ADC Drainage onto Ocella for BN/59/18/DOC.

Thanks,

Michael

From: Laura Gibbons
Sent: 31 January 2019 12:36
To: 
Cc: 
Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

All,

Below is a summary of what was discussed this morning, please let me know if you do not believe this to be an accurate representation:

1. No retaining walls have been constructed to date, therefore the construction details of the drainage of the retaining walls can still be altered.
2. My preference would be to have no weep holes, and just to have a French drain arrangement connecting into the surface water drainage network. This would ensure that water is being contained on site.
3. I am happy to have open discussions with Nick if this is not the preferred drainage methodology of Redrows.
4. Once drainage is agreed we will need revised drainage layout plans and retaining wall details to be submitted.
5. Current construction programme is for the first retaining walls that require drainage to be installed in 3 weeks time. We need to try and ensure drainage is agreed before this point, so that the site have the correct details.
6. The 550RW near the allotments is less of a concern regarding drainage as this is to have hard surfacing and active drainage features in the immediate vicinity anyway.
7. The 350RW near the allotments is not to be constructed. Please ensure updated plans indicate this, or ensure it is constructed.
8. The ditch which is to be infilled has not yet been infilled, we will be notified when works are underway regarding this.
9. The hydrobrake is installed.
10. The ditch along Lake Lane requires vegetation and silt clearance, please notify us when these works are completed.
11. A headwall needs to be constructed at the outfall to the ditch, please notify us when these works are completed.

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: [REDACTED]

Sent: 30 January 2019 15:55

To: Laura Gibbons

Cc: [REDACTED]

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Laura,

That's fine, Laura and I will meet you on site tomorrow.

Many thanks

David

From: Laura Gibbons [<mailto:Laura.Gibbons@arun.gov.uk>]

Sent: 30 January 2019 15:37

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi David,

I have just spoken with Michael, we would like a clear way forwards to be agreed on site tomorrow. I know that Nick and I have agreed what needs to be submitted on paper, however there is potential that this may be influenced still by my observations on site.

Therefore, could one of you attend, i.e. you, Nick, Pete or Laura. If you want to discuss, may be best to call Michael as I am due to leave at 4. I will be on site at 9am tomorrow.

Thanks,

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:

Sent: 30 January 2019 15:19

To: Laura Gibbons

Cc: [REDACTED]

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Laura,

I trust the conversation with Nick was useful. He did explain that you were carrying out an inspection and that this wouldn't necessarily benefit from Pete or Laura's attendance. Grateful if you can confirm as it is probably better placed for dialogue to continue with Nick.

Kind Regards,

David

From: [REDACTED]

Sent: 30 January 2019 13:05

To: Michael Eastham; Laura Gibbons

Cc: Paul Cann; 'Laura Humphries'; Nick Dyde

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Afternoon Laura,

My engineering colleague Nick is trying to contact to clarify some issues. Whilst I don't want to cancel the meeting it does seem sensible for Nick to have the conversation with you (please can you advise when is a good time to discuss today?) as this may require additional drawings to submit or a sensible delay to the meeting and will likely need technical input on our side rather than just planning.

Kind Regards,

David

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: 22 January 2019 10:06

To: 'Laura Humphries'

Cc: Paul Cann; Laura Gibbons; David J H Lee

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi Laura,

Laura Gibbons and I can meet you and David on site at Ashdown Vale at 9.00am next Thursday 31st January 2019.

Kind regards,

Michael

From: Paul Cann

Sent: 22 January 2019 09:57

To: Laura Gibbons; Michael Eastham; 'Laura Humphries'

Cc: David J H Lee

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Michael

As you can see Laura is willing to attend, so no need for me.

Regards

Paul Cann

Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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From: Laura Gibbons

Sent: 22 January 2019 08:21

To: Michael Eastham; 'Laura Humphries'

Cc: Paul Cann; David J H Lee

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Michael and Laura,

I am available 9am on Thursday or Friday next week.

Thanks,

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: Michael Eastham

Sent: 22 January 2019 08:02

To: 'Laura Humphries'

Cc: Paul Cann; David J H Lee; Laura Gibbons

Subject: RE: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Laura,

I am free to attend a site visit both Thursday (am) and Friday (am) next week to meet on site.

I can meet you on site at 9.00am on either morning.

Paul and Laura G: could you meet on site at 9.00am on either Thursday or Friday next week?

Kind regards,

Michael

From: [REDACTED]

Sent: 21 January 2019 17:00

To: Michael Eastham

Cc: Paul Cann; David J H Lee; Laura Gibbons

Subject: Re: BN/59/18/DOC - Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Good afternoon,

A site visit seems like a sensible idea. Having discussed with David at Redrow, we are both free Thursday or Friday next week to meet on site. Can you let me know if this is suitable for you and a time?

Kind regards

Laura Humphries

Associate Planner

Pegasus Group

Sent from my iPhone

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On 21 Jan 2019, at 15:37, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

David, Paul and Laura,

Would it be helpful if we all met on site at Ashdown Vale to agree what is needed to discharge Condition 5 (surface water drainage), Condition 6 (SUDS system) and Condition 7 (foul drainage), under BN/59/18/DOC?

I look forward to receiving your response.

Kind regards,

Michael

From: Paul Cann
Sent: 17 January 2019 15:16
To: 'David J H Lee'
Cc: Laura Gibbons; Michael Eastham
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Ok thx David, obviously the sooner the better.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk
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From: [REDACTED]
Sent: 17 January 2019 15:03
To: Paul Cann
Cc: Laura Gibbons; Michael Eastham
Subject: Re: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Paul,

Work has yet to be carried out. I will speak to our commercial team and get you a definitive deadline.

Kind regards

David

On 17 Jan 2019, at 13:51, Paul Cann <Paul.Cann@arun.gov.uk> wrote:

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

David

Any news?

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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From: [REDACTED]
Sent: 03 January 2019 16:18
To: Paul Cann
Cc: Laura Gibbons; Michael Eastham
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Afternoon Paul,

Just checking with site and will let you know.

Kind Regards,

David

From: Paul Cann [<mailto:Paul.Cann@arun.gov.uk>]
Sent: 03 January 2019 08:51
To: David J H Lee
Cc: Laura Gibbons; Michael Eastham
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi David

Can you confirm if the ditch to be abandoned has now been filled in? If not, can you advise on a start date.

Thx

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk
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From: [REDACTED]
Sent: 27 July 2018 14:01
To: Michael Eastham
Cc: 'Laura Humphries'; Laura Gibbons; Daniel Smith; Paul Cann; Pete Hodgson
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Michael,

Plan and schedule will be available shortly, that will program the works for post breeding season in September. As mentioned on site we are also looking at slightly more extensive works to tidy up the area though that element is a work in progress currently.

Kind Regards,

David

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 27 July 2018 13:45
To: David J H Lee
Cc: 'Laura Humphries'; Laura Gibbons; Daniel Smith; Paul Cann
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi David,

When will the drainage works be completed on the ditch at the site?

It would be good to sign-off the surface water conditions on BN/32/17/DOC and BN/66/16/DOC.

Regards,

Michael

From: Paul Cann
Sent: 29 June 2018 15:05
To: 'David J H Lee'; Michael Eastham
Cc: 'Laura Humphries'; Laura Gibbons; 'Daniel Smith'
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi David

Further to our site meeting, I can confirm the following;

1. It is agreed that the ditch to be abandoned is within Redrow owned land.
2. The entire ditch is to be filled with a semi-permeable soil. We will await your suggestions in this respect. Gravels/hardcore, etc, should not be used, but something more likely to blend into the environment.
3. All non-organic material to be removed from the ditch prior to filling.
4. The existing 150mm diameter pipe under the abandoned field crossing should be left in place, rather than removed, due to the potential to cause damage to tree roots.
5. Please provide suitable drawings detailing the ditch filling.
6. I suggest that an arborist is consulted to ensure that no root damage occurs during the infilling ie. construction vehicle loading.
7. The ditch alongside your boundary, immediately adjacent to Lake Lane is in need of maintenance (ie. desilting/vegetation and debris clearance). I would suggest that this work is carried out in the autumn. Please note that your management company should undertake the future maintenance to this ditch, once appointed.
8. As seen there is a highway gully discharging to the ditch discussed in item 6, the pipe is currently 50% silted due to silt levels in front of the pipe. The pipe and area in front of the pipe should be cleaned out as a matter of urgency.

Any queries, please let me know.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Paul Cann

Sent: 26 June 2018 11:20

To: 'David J H Lee'; Michael Eastham

Cc: 'Laura Humphries'; Laura Gibbons; Daniel Smith

Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

See you then

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

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From: [REDACTED]

Sent: 26 June 2018 10:46

To: Michael Eastham; Paul Cann

Cc: 'Laura Humphries'; Laura Gibbons; Daniel Smith

Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Dear all, midday is fine with me.

Kind Regards,

David

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 26 June 2018 10:45

To: Paul Cann; David J H Lee

Cc: 'Laura Humphries'; Laura Gibbons; Daniel Smith

Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Paul and David,

Midday on Friday is good with me.

Kind regards,

Michael

From: Paul Cann

Sent: 26 June 2018 10:32

To: Michael Eastham; 'David J H Lee'

Cc: 'Laura Humphries'; Laura Gibbons; Daniel Smith

Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi

The earliest I can get to site on Friday is midday.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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From: Michael Eastham
Sent: 26 June 2018 10:24
To: 'David J H Lee'
Cc: 'Laura Humphries'; Paul Cann; Laura Gibbons; Daniel Smith
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi David,

9:30am on site on Friday is good for me, providing Paul and Laura are available to attend the meeting too.

Kind regards,

Michael

From: [REDACTED]
Sent: 26 June 2018 10:20
To: Michael Eastham
Cc: 'Laura Humphries'; Paul Cann; Laura Gibbons; Daniel Smith
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Michael,

Sounds good. Shall we say 9:30am?

Kind Regards,

David

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 26 June 2018 10:16
To: David J H Lee
Cc: 'Laura Humphries'; Paul Cann; Laura Gibbons
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi David,

I am free on Friday morning (29th June) to discuss the ditch on site.

I have copied Paul Cann and Laura Gibbons into this email as they will need to be available to attend the site meeting on Friday, too.

Kind Regards,

Michael

From: [REDACTED]
Sent: 26 June 2018 10:12
To: Michael Eastham
Cc: 'Laura Humphries'
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Michael,

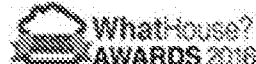
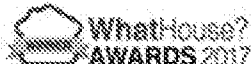
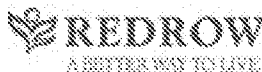
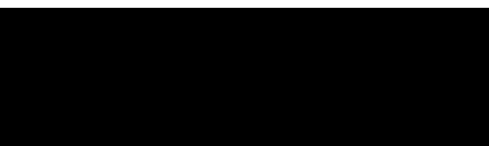
Trust you are well. To progress the conversation are you available Friday to discuss the ditch on site.

Kind Regards,

David

David J H Lee
Planning Manager

Redrow Homes Limited
Unit 1
Faraday Office Park, Basingstoke
Hampshire, RG24 8QQ



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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 07 June 2018 09:52
To: 'Laura Humphries'
Cc: David J H Lee

Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi Laura,

To date the LPA has seen no evidence to suggest that the ditch is outside of Redrow's control.

Kind regards,

Michael

From: [REDACTED]
Sent: 06 June 2018 17:31
To: Michael Eastham
Cc: 'David J H Lee'
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Michael,

I have forwarded your email to Redrow again and I have asked that they respond directly. Irrespective of the meeting, the remaining issue as I understood was a 'ditch' which is outside of the control of Redrow so I cannot see it would be reasonable to refuse the condition discharge based on something beyond the control of the developer.

Kind regards,

Laura Humphries
Associate Planner

Pegasus Group
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Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT

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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 06 June 2018 14:24
To: [REDACTED]
Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.
Importance: High

Hi Laura,

Have you received confirmation from the drainage engineers at Redrow when will they will be able to meet me and the ADC Drainage Engineers on site to discuss the surface water drainage issues at the former Pollards Nursery site?

The LPA will refuse conditions 5 and 6 of BN/66/16/DOC and BN/32/17/DOC if the surface water issues are not resolved by 31st July 2018.

Kind regards,

Michael

From: [REDACTED]
Sent: 17 May 2018 10:02
To: Michael Eastham
Subject: RE: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Michael,

I have forwarded the request for a meeting to Redrow who will respond.

I have also your response on the footpath link and I will not include this in the forthcoming NMA. I trust this means the condition can now be discharged?

Kind regards,

Laura Humphries

Associate Planner

Pegasus Group

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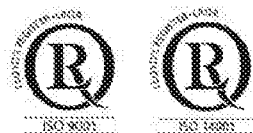
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From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 16 May 2018 08:59

To: [REDACTED]

Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: FW: Redrows - Lake Lane, Barnham (phase 2) - Former Pollards Nursery site.

Hi Laura,

We would like to meet you and your drainage engineers on site to discuss surface water issues. Please could you ask your drainage engineers when they would be able to meet us on site?

Kind regards,

Michael

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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