

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 17 February 2020 18:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/66/19/PL

Please upload the below and attachments to the above application.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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Save the environment - think before you print.

From: Nicholas Lack [REDACTED]
Sent: 16 October 2019 16:09
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

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

Subject: Planning Consultation on: BN/66/19/PL

Dear Ms Tomalova

The applicant has been in discussion with Croudace Homes and obtained the two attached letters from Southern Water confirming that the foul drainage system has been connected directly to the mains drainage, 'underground storage tanks' were not installed.

The statement below from the senior engineer at Croudace also sheds some light on this.

That is correct, at the time of submitting to discharge the planning conditions we were progressing the treatment plant option, however our drainage strategy statement does mention that we were exploring connection to the public sewer with Southern Water. We were in discussions with Southern Water in tandem with the treatment plant option. At some stage during this Southern Water agreed to the direct connection (see attached approval letter and inspection certificate)

Kristoffer Holmes BSc (Hons) IEng MICE
Senior Engineer

We trust that this clarifies the situation and demonstrates that our planning application to develop this site for three dwellings not compromise the existing foul drainage system.

Kind regards

Nicholas Lack (Planning Agent)

Studio Lack Ltd

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 20 September 2019 13:06

To: Nicholas Lack [REDACTED]

Subject: RE: Planning Consultation on: BN/66/19/PL

Dear Mr Lack,

Thank you for your response.

I am afraid in this instance the confirmation of Croudace Homes is not sufficient.

Working in the planning environment you have to be aware that any changes or modifications should be approved by the Local Authority.

The development site 'Good Acres' has been approved under reference BN/13/14/ and under BN/25/14/DOC the condition 7 (Foul Water System) has been discharged: 'A gravity sewer will collect foul water and convey it to the proposed treatment plant south of the emergency access off Barn Rise.' accompanied by the drawings showing the plant on the site.

If the plant is not in the ground and the changes have been done without consent from the Local Authority, it would be considered as a breach of condition.

Therefore I still insist on the provision of the decision notice from the District Council approving the amended drawings.

Kind regards

Maria

Please provide me with:

Full details of the foul water drainage system constructed as an alternative to the sewage treatment plant that was originally proposed.

And the decision notice from the District Council confirming approval of such system.

After receiving the required information I will re-consult our engineers.

Kind regards

Maria

I am afraid the confirmation Croudace Homes is not enough

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Nicholas Lack [REDACTED]
Sent: 17 September 2019 08:58
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Consultation on: BN/66/19/PL

Dear Ms Tomalova

The applicant has further consulted with Croudace Homes who confirm that there are no tanks below the site, there is only the one foul sewer that is indicated on the site layout.

Kind regards

Nicholas Lack (Planning Agent)

Studio Lack Ltd

From: Nicholas Lack <nicholas.lack@live.com>
Sent: 02 September 2019 12:06
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning Consultation on: BN/66/19/PL

Dear Ms Tamalova

In response to your enquiry; the applicant has conferred with Croudace Homes who verify that apart from one foul sewer crossing the site, which we are proposing to divert, nothing else exists below the site to affect our proposed development.

What we think has happened in relation to Laura Gibbons comments, and one of the residents is that originally our application site was earmarked for a sewerage treatment plant but this was never constructed as it was found to be feasible to connect all the houses to the existing foul water sewerage system directly. Perhaps they are citing out of date drainage plans?

We trust that this answers your query and trust that Laura can be re-consulted.

Kind regards
Nicholas Lack (Planning Agent)
Studio Lack Ltd

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 30 August 2019 18:38
To: nicholas.lack@live.com [REDACTED]
Subject: FW: Planning Consultation on: BN/66/19/PL

Dear Mr Lack,

Please see below the email of our Engineer.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Laura Gibbons
Sent: 30 August 2019 16:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/66/19/PL

Engineers Comments Regarding Surface Water Drainage

It appears that the documents submitted in support of a discharge of conditions application (reference BN/25/14/DOC) for the wider site indicate that a foul water treatment plant is located in the area of the proposed development. Please can the applicant confirm if this is the case or not. Until such time as this confirmation is provided we object to the application.

Once this is confirmed, please re-consult me.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 19 August 2019 15:35

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: BN/66/19/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION NO: BN/66/19/PL

Registered: 15th August
2019

Site Address: Land off Canal Mews Barnham PO22 0AB

Grid Reference: 496310 104502

Description of Works: Erection of 3 No dwellings.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by [replying to this email](#) by 19-SEP-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Maria Tomalova who can be contacted on telephone number 01903 737510.

Regards
Planning Officer

consultee_email



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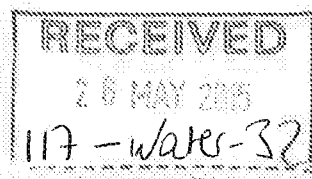
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Kristoffer Holmes
Croudace Homes
Croudace House
Caterham
Surrey
CR3 6XQ



Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

21/05/2015

Our Ref: SWS-SUSXW-S106-007067

Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991 Location: Good Acres, Barnham, West Sussex, PO22 0AB.

Dear Mr. Holmes,

Further to your recent application to connect to the public sewerage system at the above location. I am pleased to inform you that your proposal to connect to the foul sewers via an existing manhole has been approved subject to the following provision:-

Connections to existing manholes and arrangement of pipe junctions within the manhole should be in accordance with Sewers for Adoption 7th edition and Southern Water guidance documentation.

- * The connection will be made onto an existing public foul sewer. Therefore as no S.104 application has been made we would expect all of the upstream sewers to be constructed in accordance with Sewers for Adoption standards.
- * No surface water flows should be connected onto the existing public foul sewer.

Please contact Martin Holland our Assistant Project Manager for this area on 07887 794534 giving at least 2 full working days notice, in order that a mutually convenient date and time for the inspection of the works can be arranged.

If connection is to be made through the lands of another, the works may not proceed until the Landowners consent has been obtained.

In approving this application it is assumed that you have obtained any necessary Building Regulations Approval and /or Highway Authority Road Opening License.

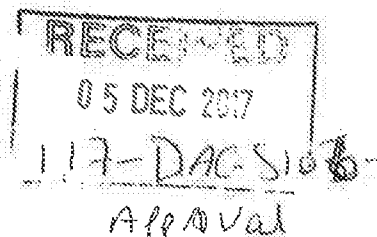
Yours sincerely

A solid black rectangular box used to redact a signature.

Developer Services



Kristoffer Holmes
Croudace Homes
Croudace House
Caterham
Surrey
CR3 6XQ



Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

En

Your Reference:

Our Reference:

SWS-SUSXW-S106-007067

Date:

30/11/2017

Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991.

Location: Good Acres, Barnham, West Sussex, PO22 0AB.

Dear Mr Holmes,

The inspection of your sewer connection has been carried out.

We are pleased to confirm that your connection to the public sewer complies with Southern Water's requirements.

Yours sincerely,

Developer Services