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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 16 February 2021 12:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: CM/53/20/PL

Please treat as EOT agreement correspondence

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: **anita.gardner@arun.gov.uk**



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From: Kerry Simmons [REDACTED]
Sent: 12 February 2021 06:40
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/53/20/PL

Hi Anita,

I have asked my client to come back to me by Monday 15th February in order that we can confirm whether the application will be withdrawn. As you outline this does seem to be the most appropriate course of action given the potential complications surrounding drainage.

We have been working on the amendments to plots 2 and 4 to inform the tree reports.

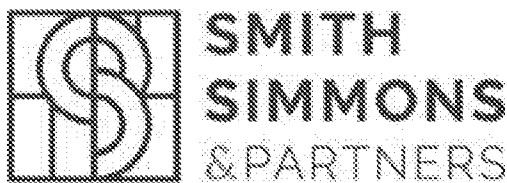
I will come back to you on Monday – trust that's acceptable and in line with your suggested extension until 18th Feb.

Many thanks and kind regards,

Kerry

Kerry Simmons
Partner

[REDACTED]
15 West Pallant, Chichester, PO19 1TB
www.ss-p.co.uk



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 February 2021 16:42
To: Kerry Simmons [REDACTED]
Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Kerry,

I have spoken to our drainage engineer and there is an issue that any drainage is likely to be dependant on the adjacent site Scyld and it is not clear from the details submitted that the developers of that site would be willing to allow your client the opportunity to utilise any drainage agreed for their site. It seems unlikely that this can be resolved quickly so I would suggest that the application is withdrawn to allow time for discussion between the relevant parties. The application expires tomorrow so I would be willing to agree to an EOT until 18-02-2021 to allow you time to discuss with your client, but this would need to be agreed with you by return. If the identified tree, drainage and plot position issues can't be resolved in the short term the application is likely to be refused.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
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From: Anita Gardner
Sent: 09 February 2021 12:32
To: [REDACTED]
Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Kerry,

Engineer's response has now been received. Please see below. Can you let me know how it is proposed to drain the site in a worst case/no infiltration scenario? If this information can't be provided within the next 14 days it may be best to withdraw the application and resubmit at a later date when all details are available.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 09 February 2021 12:05

To: Planning.Responses <Planning.Responses@arun.gov.uk>

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

Subject: RE: Planning Consultation on: CM/53/20/PL

Engineers Comments Regarding Surface Water Drainage

At this stage no serious consideration has been given as to how to drain surface water from the site. Within the Flooding and Drainage Statement the applicant states that they are happy for this to be dealt with via condition, understanding the necessity for winter groundwater monitoring and infiltration testing. The applicant expects to drain the site via soakaways in the property gardens, or in shallow soakaways and permeable paving if groundwater is evidenced at shallow depth.

Ground investigation results from neighbouring sites evidence that infiltration is highly unlikely to be suitable at this location due to the presence of high groundwater (0.3mbgl). Therefore, a connection to the watercourse along Horsemere Green Lane is likely to be required. It is unclear how this will be possible as the site is land locked and the shallow falls across the site to the watercourse. We note that the site access is via the proposed development at Scyld. We would therefore suggest that the two sites will require a drainage scheme that works together, however the drainage scheme for Scyld as it currently stands would not have capacity to drain any additional water.

Therefore I wish to lodge a holding objection to this application.

To overcome our holding objection we request that the applicant submits details of how they propose to drain the site in a worst case/no infiltration scenario. If this information is not provided prior to determination it is likely that the layout will unduly bias the design of surface water drainage and could result in flooding being increased elsewhere.

2020

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