
INTEROFFICE MEMORANDUM

TO: SIMON POWER, ENGINEERING DEPARTMENT

CC: JON PARSONS, TEAM LEADER FOR THE WEST, DC.

SUBJECT: 12 DOWNVIEW ROAD, BARNHAM

DATE: 10/08/2010

Simon,

Please find attached, a copy of the latest information put forward by Bargate Homes in pursuance of potentially discharging Condition 9 (drainage) from planning permission reference EG/15/07.

I enclose:

- (1) Latest information submitted by Bargate
- (2) My letter dated 13th July to Bargate calling for further information in respect of the drainage condition which is Condition 9 of planning permission reference EG/15/07.
- (3) The Decision Notice detailing the wording of Condition 9.
- (4) Your e-mail comments dated 17th June, detailing the failings of the previous submission leading to the drainage condition not being discharged and addressed – hopefully – in the latest submission.

Should you require any further details since I have previous submissions by Bargate on file, please do not hesitate to contact me further.

Kind regards,

Damian Sullivan

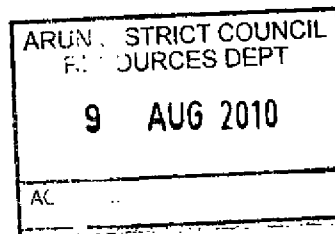
Planning Compliance

August 10th, 2010.



Our ref: AC/slm/040810

Mr D Sullivan
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



4 August 2010

Dear Mr Sullivan

RE: ALLEGED NON-COMPLIANCE WITH CONDITIONS EG/15/07 – 12 DOWNVIEW ROAD, BARNHAM, WEST SUSSEX

Thank you for your letter dated 13 July 2010.

I feel that I may have misinformed you previously and for that please accept my apologies. The materials used to construct the road only have a 30 year warranty, not lifetime and as such does not mean that in the 31st year all will degenerate. An adopting Highway Authority would, on any road it constructs, only have 30 year warranties but with sensible maintenance not expect to have to replace.

We have set out the maintenance regime in our SUDS manual, which should run the lifetime of the road to that of the development.

Turning to the pond liner, it is reasonable to expect this to require replacement (which would cost c£3,100 today) and this is accounted for within the budget provided. The budget has been shown for 30 years and would simply continue on past this date for the lifetime of the development. Any unexpended funds would remain within the Management Company retained funds.

Please find enclosed a breakdown as requested for the 'Estimate of Expenditure'.

Finally, the development is managed by Chantry Mead Management Company Limited. This is a Private Company limited by guarantee. The owners of dwellings on the development will become members of the Company. The officers of the Company are currently directors of Bargate Homes but on completion of the development, control of the Company will be handed over to the residents who will apply for membership and appoint directors and secretary from their number.

The Management Company is bound by covenants contained in the transfer to each purchaser to maintain the 'common parts' being the whole of the development (including the road) other than those parts comprised in plots sold to purchasers.

Continued/.....

Bargate Homes Limited
The Estate Office: 15 Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire SO50 7HD
Tel: 02380 602255 Fax: 02380 693353 Email: info@bargatehomes.co.uk

www.bargatehomes.co.uk

Registered in England No. 5626135



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The obligations of the Management Company are enforceable by the residents. The transfer deed of each plot will contain covenants by the Management Company in favour of each purchaser, obliging the Management Company to maintain the common parts. Each purchaser has the ability to enforce the obligations against the Management Company by virtue of those covenants.

I do hope the information submitted is sufficient to enable discharge of this Condition.

Please do not hesitate to contact me by phone or email if this is not indeed the case.

With kind regards

Yours sincerely



ANGUS COOK BSc (HONS)
DIRECTOR

Enc.




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[Stormwater](#)
[Wastewater](#)
[CSO](#)
[R&D](#)
[Corporate](#)
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Hydro-Brake® Flow Control

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- [FAQ](#)
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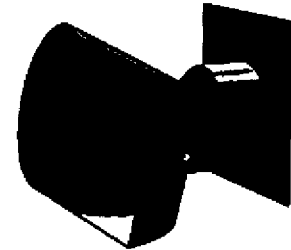
Maintenance

Normally, little maintenance is required as there are no moving parts within the Hydro-Brake® Flow Control. Experience has shown that if blockages occur they do so at the intake, and the cause on such occasions has been due to a lack of attention to engineering detail such as approach velocities being too low, inadequate benching, or the use of units below the minimum recommended size. Hydro-Brake® Flow Controls are fitted with a pivoting by-pass door, which allows the manhole chamber to be drained down should blockages occur. The smaller type conical units, below the minimum recommended size, are also supplied with rodding facilities or vortex suppressor pipes as standard.

Following installation of the Hydro-Brake® Flow Control it is vitally important that any extraneous material i.e. Building materials are removed from the unit and the chamber. After the system is made live, and assuming that the chamber design is satisfactory, it is recommended that each unit be inspected monthly for three months and thereafter at six monthly intervals with hose down if required. If problems are experienced please do not hesitate to contact the company so that an investigation may be made.

Hydro-Brake® Flow Controls are typically manufactured from grade 304 Stainless Steel which has an estimated life span in excess of the design life of drainage systems.

[Download HBFC maintenance statement.](#)



"The problem of blocking Hydro-Brake® Flow Control number 2 was solved by obtaining a drawing of the Inlet from the manufacturers. A wooden block was then made and hammered into position."

The above is from a WRc report on disinfection trials at Bexhill which called for a Type CH Hydro-Brake® Flow Control to be sealed. Several unsuccessful attempts were made using sandbags due to the irregular shape of the Inlet.



Expenditure:

	Frequency of attendance / cost	Amt / visit / rate	Total	
Grounds maintenance landscaped areas	12 £	120.00 £	1,440.00	This is based on an average of 5 hours at £20/hr plus £20 materials/sundries
Drainage ditch (6 monthly clearance)	2 £	125.00 £	250.00	This is based on an average of 5 hours at £20/hr plus £25 materials/sundries/fuel
Checking S.U.D. drainage system (6 monthly) and holding pond (annual)	1 £	600.00 £	600.00	Please see second sheet. This is over the calculated £590 and E/O will go to retained funds
General maintenance and repair (Per property)	£	20.00 £	220.00	This is an estimated and general item for any unforeseen items
Public Liability Insurance	1 £	450.00 £	450.00	This is based on an average over many previous developments
Accountancy or Accountants Certificate	1 £	530.000 £	530.00	Not Requested

SUDS Year 1

	No Visits	Hrs at £20 per visit	Sundries/Materials per visit	Total Cost Year 1	
Hydrobrake Check Yr 1	5		1	£10	£ 150
Pond Maintenance	2		2	£20	£ 80
SUDS Water Bowser Cost	2			£100	£ 200
Labour to flush and check SUDS	2	2 (2 men for 2hrs)		£	£ 160
Total				£	£ 590

Grounds maintenance landscaped areas	£ 1,440.00
Drainage ditch (6 monthly clearance)	£ 250.00
Checking S.U.D. drainage system (6 monthly) and holding pond (annual)	£ 600.00
General maintenance and repair	£ 220.00
Public Liability Insurance	£ 450.00
Accountancy or Accountants Certificate	£ 530.00
Annual Returns	£ 30.00

No of properties	11
Fee per property	£ 75.00
	<u> </u>
+VAT	
	<u>£ 969.38</u>

Contingency / reserve fund contribution

Road surface (30 Years)	£25,000.00	per property p.a.	£ 75.76
Pond Liner (25 Years)	£ 2,000.00	per property p.a.	£ 7.27
General reserve fund contribution		per property p.a.	<u>£ 10.00</u>

£ 503.00

- 1 Whilst every care has been taken in preparing these figures, they are **estimates** only based upon our inspection of architects drawings, and of our knowledge of expenditure incurred on similar developments in our management. It will not be possible to gauge the accuracy of these figures until the end of the first full financial year. Please therefore note that if at the end of the first full financial year expenditure exceeds income, then any shortfall will be recoverable from the property owners in accordance with lease terms.
- 2 The capital cost of works allowed for in the contingency / reserve fund contribution will be increased annually by the appropriate factor and the replacement cost re-assessed every 5 years as a check

	3% p.a.	per house	@3% p.a.	interest accrued
1	£ 30,000.00	£ 90.91	2.427	£ 220.64
2	£ 30,900.00	£ 93.64	2.357	£ 220.70
3	£ 31,827.00	£ 96.45	2.288	£ 220.67
4	£ 32,781.81	£ 99.34	2.221	£ 220.63
5	£ 33,765.26	£ 102.32	2.157	£ 220.70
6	£ 34,778.22	£ 105.39	2.094	£ 220.68
7	£ 35,821.57	£ 108.55	2.033	£ 220.68
8	£ 36,896.22	£ 111.81	1.974	£ 220.71
9	£ 38,003.10	£ 115.16	1.916	£ 220.65
10	£ 39,143.20	£ 118.62	1.860	£ 220.63
11	£ 40,317.49	£ 122.17	1.806	£ 220.65
12	£ 41,527.02	£ 125.84	1.754	£ 220.72
13	£ 42,772.83	£ 129.61	1.702	£ 220.60
14	£ 44,056.01	£ 133.50	1.653	£ 220.68
15	£ 45,377.69	£ 137.51	1.605	£ 220.70
16	£ 46,739.02	£ 141.63	1.558	£ 220.66
17	£ 48,141.19	£ 145.88	1.513	£ 220.72
18	£ 49,585.43	£ 150.26	1.469	£ 220.73
19	£ 51,072.99	£ 154.77	1.426	£ 220.70
20	£ 52,605.18	£ 159.41	1.384	£ 220.62
21	£ 54,183.34	£ 164.19	1.344	£ 220.67
22	£ 55,808.84	£ 169.12	1.305	£ 220.70
23	£ 57,483.10	£ 174.19	1.267	£ 220.70
24	£ 59,207.60	£ 179.42	1.230	£ 220.68
25	£ 60,983.82	£ 184.80	1.194	£ 220.65
26	£ 62,813.34	£ 190.34	1.159	£ 220.61
27	£ 64,697.74	£ 196.05	1.126	£ 220.76
28	£ 66,638.67	£ 201.94	1.093	£ 220.72
29	£ 68,637.83	£ 207.99	1.061	£ 220.68
30	£ 70,696.97	£ 214.23	1.030	£ 220.66
31	£ 72,817.87	£ 220.66		
Funds				
		£ 6,620.30		
Properties				
		1		
Total Funds				
		£ 72,823.31		

Mr. Angus Cook
Bargate Homes Limited
The Estate Office
15 Vicarage Farm Business Park
Winchester Road
Fiar Oak, HAMPSHIRE
SO50 7HD

13 July 2010

Your Ref :
Our Ref : **ENF/405/09/**

Please ask for :
Mr D Sullivan
01903 737775

Dear Mr. Cook

Town and Country Planning Act 1990

Alleged unauthorised non-compliance with conditions EG/15/07/
12 Downview Road, Barnham, West Sussex,

I write regarding the above matter.

Thank you for your recent letter and associated information in pursuance of discharging Condition 9 from planning permission reference EG/15/07.

After examining the details in attempting to satisfy the demands of Condition 9, there is still further clarity and additional information that needs to be supplied.

Firstly, Condition 9 (ii) states that a management and maintenance plan for the lifetime of the development needs to be submitted. The recently submitted details stipulate that the permeable road construction has a lifetime of 30 years, the pond liner just 25 years. This forecast is not long enough to satisfy the demands of the 'lifetime of the development' as set out by the condition; rather it should be a minimum of 100 years. This figure has been drawn from Planning Policy Statement 25 3.102 which states:-

"For practical reasons it is difficult to define the lifetime of development as each development will have different characteristics. For guidance, residential development should be considered for a minimum of 100 years, unless there is specific justification for considering a shorter period".

Therefore, it is requested that the details be resubmitted for a 100 year forecast at a minimum.

Secondly, I refer to your 'Estimate of Expenditure'. Under Expenditure, figures have been provided for the drainage ditch and ground maintenance landscaped areas. Further clarity is required in this regard, namely, how are these figures costed in terms of number of work hours and at what rate per hour? This analysis should continue for the remainder of the six listings in expenditure, bar the final entry relating to Annual Returns.

Thirdly, the management company obligated to look after the managed areas requires further details. Namely, how was the management company set up? Is it composed of Committee members and from where? What connection is it to Bargate Homes? Who will be held legally responsible for undertaking the management and maintenance, or not as the case may be, if the adoption arrangement of the SUDS system is not done? Further details are required to answer these questions and how its management company is being set up.

enf_fretextO

The requested details should be submitted within 21 days from the date of this letter so that this investigation can be further progressed.



Jonathan Parsons

From: Damian Sullivan
Sent: 29 June 2010 14:58
To: Simon Power
Cc: Jonathan Parsons
Subject: RE: Planning Consultation on: EG/46/09/DOC at 12 Downview Road, Barnham

Simon,

Many thanks indeed for your e-mail. I will await Mr. Cook's letter and associated bundle of information and will hand deliver them to you once they arrive with me over the coming days.

Kind regards,

Damian

Damian Sullivan
 Planning Department

From: Simon Power
Sent: 29 June 2010 14:56
To: Simon Power; Damian Sullivan
Cc: Jonathan Parsons; Brian Holland; 'Hailey, Phil'
Subject: RE: Planning Consultation on: EG/46/09/DOC at 12 Downview Road, Barnham

Damian,

Further to my email below, I have discussed today with Angus Cook of Bargate Homes, what is required from them to discharge Condition 9. He will be sending the information off today, so you should soon be in receipt of the details. Mr Cook has already emailed some of the information to me, but I said the correct channel is to send all information direct to the Planning Case Officer, yourself in this instance.

Regards

Simon

Engineers

From: Simon Power
Sent: 17 June 2010 17:28
To: Damian Sullivan
Cc: Jonathan Parsons; Brian Holland; 'Hailey, Phil'
Subject: RE: Planning Consultation on: EG/46/09/DOC at 12 Downview Road, Barnham

Damian,

Engineers drainage comments regarding discharge of condition 9. (Appeal Ref: APP/C3810/A/07/2059083).

Condition 9 requires details of any formal **adoption arrangement** of the SUDS system. Who will be held legally responsible for undertaking the management & maintenance, or not as the case may be, if it is not done. Will Bargate Homes enter a section 106 agreement if that is the appropriate way forward ? or will they be setting up a management company ?

Condition 9 also requires that any "Management & Maintenance" arrangement is for the "Lifetime" of the development. What is the Lifetime or Lifespan of the development ? The permeable road construction is stated as having a lifetime of 30 years, the pond liner just 25 years. Who will have the permeable road construction replaced at that time, and who will fill the pond each year to test the Hydro Brake ? This requires costing out now, and a sufficient level of contributions from the residents levied in order to build up sufficient funds to replace these items at the appropriate times. This is the necessary detail needed to discharge this condition.

Without it, and in time when the SUDS begins to fail to cope with the design capacity and there is no money set aside for replacement of the items, the residents, and possibly adjacent landowners may become at risk of flooding from the development.

Recommended that Condition 9 is not discharged.

From: Simon Power
Sent: 21 January 2010 17:19
To: Damian Sullivan
Cc: Jonathan Parsons; Brian Holland
Subject: FW: Planning Consultation on: EG/46/09/DOC at 12 Downview Road, Barnham

Damian,

Engineers drainage comments regarding discharge of condition 9. (Appeal Ref: APP/C3810/A/07/2059083).

I refer to a letter received from Bargate Homes dated 2nd Dec 2009. The information contained in the letter is relevant, but does not contain sufficient detail to discharge condition 9. The following details are required in the form of a site specific "Owners Manual" for the Sustainable Urban Drainage System (SUDS) on this development.

"The SUDS Manual" - CIRIA publication ref: C697.

Provide full details of the maintenance and management of the SUDS system as recommended in chapter 22 (Operation & Maintenance) should be supplied by the developer in order to discharge this condition. Details must also include how financial provision will be made to undertake the maintenance, and also for replacement of the major components of the SUDS system at the end of the manufacturers recommended life span. This will include items such as the pond liner material, the permeable road surface including sub structure and the surface water discharge hydrobrake etc.

The "Owner's Manual" described at 22.2, will need to contain all relevant information as recommended in Chapter 22. Any relevant photographs may also be included in the manual which will assist the future owner of the SUDS system to carry out the maintenance. Photographs of the SUDS system under construction and "as constructed" if relevant should be included.

Procedural matter 27 of the Appeal should also be addressed. This refers to the pond as a safety hazard to children, and how it will be made safe.

SP

From: Simon Power
Sent: 08 October 2009 17:32
To: Planning.Responses; Jonathan Parsons
Cc: Brian Holland; 'Hailey, Phil'
Subject: FW: Planning Consultation on: EG/46/09/DOC at 12 Downview Road, Barnham

Drainage Engineers comments.

Condition 9 - In respect of Appeal Decision APP/C3810/A/07/2059083.

- i) Details of the responsibilities of each party etc have not been submitted.
- ii) Details of the maintenance and management of the surface water drainage scheme etc have not been submitted.

This condition should not be discharged.

From: Brian Holland
Sent: 02 October 2009 09:48
To: Simon Power
Subject: FW: Planning Consultation on: EG/46/09/DOC at 12 Downview Road

Did you get this one?

B

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 24 September 2009 10:31
To: Brian Holland
Subject: Planning Consultation on: EG/46/09/DOC at 12 Downview Road

To: **Engineering Services Manager**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION EG/46/09/DOC
NO:

Registered: 18-SEP-09
Site 12 Downview Road Barnham PO22 0EG
Address:

Description of Application for Discharge of condition no's 2, 3, 4, 8 and 9



Mr. S. Bull
Bargate Homes
15 The Estate Office
Vicarage Farm
Winchester Road
Fair Oak
Eastleigh
Hants.
SU50 7HD

Our Ref: EG/46/09/DOC, EG/15/07
Your Ref: SB/slm/201109

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
DX: 57406 Littlehampton
Minicom: (01903) 737775
e-mail: damian.sullivan@arun.gov.uk

24th November 2009

Please ask for:
Mr. Sullivan
Direct Line: (01903) 737775

Dear Mr. Bull,

Application for Discharge of Condition no's 2, 3, 4, 8 and 9 relating to EG/15/07.
12 Downview Road, Barnham

Thank you for your letter which was received at this office on 20th November 2009.

It is considered that the submitted letter is unsatisfactory to meet the terms of Condition 9 from planning permission reference EG/15/07. Whilst the Environment Agency have approved the surface water drainage scheme, the Planning Department still requires a copy of this plan for our records and in pursuance of discharging Condition 9.

You have asked for clarity in regard to the pre-commencement aspect of the condition. The wording of the condition is clear: that no development shall take place until further details regarding implementation, maintenance and management of the surface water scheme have been submitted to and approved by this Planning department. The situation with the Environment Agency is wholly separate from our requirement as set down in this condition. Therefore, if the terms of the condition could not be met, namely, that development had to begin to satisfy the requirements of the Environment Agency, then an application had to be made to the Planning department to vary the wording of the condition. The requirements of the Environment Agency are completely separate from those of the Planning department. The broad mechanics of the scheme was known at the time of the submission of the planning application. However, a maintenance and management plan, together with responsibilities of each party of the scheme is not dependent on the works commencing on the site. Even after requesting such details, these are still lacking suitable detail, when set against the requests of my previous letter dated 17th November 2009.

Ian Sumnall Chief Executive, Strategy Director • **Colin Rogers** Services Director • **Nigel Croad** Resources Director



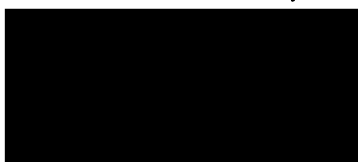
The condition regarding implementation, maintenance and management must form a pack of detail with a far more thorough analysis for each component of the scheme. For each part, the condition requires a detailed assessment with specific references to arrangements for adoption by any public body or statutory undertaker. The fiscal analysis was also lacking in your recent submission.

It is requested that to regularise this situation, that a comprehensive pack of details be submitted to address Condition 9 from EG/15/07 within 10 days from the date of this letter which marks the deadline at 4th December 2009.

Owing to the lack of sufficient details in regard to Condition 9 from planning permission reference EG/15/07, we are currently considering serving a Stop Notice on the development. However, a prompt and comprehensive submission by the deadline may avert formal action on the site.

I trust that I have your co-operation in this matter.

Yours Sincerely,



Damian Sullivan
Planning Officer.

Our ref: SB/slm/201109

Mr Damian Sullivan
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

20 November 2009

Dear Mr Sullivan

**RE: APPLICATION FOR DISCHARGE OF CONDITION 9 RELATING TO EG/15/07 –
12 DOWNVIEW ROAD, BARNHAM, BOGNOR REGIS PO22 0EG**

I write with regard to your letter dated 17 November 2009, Application No. EG/46/09/DOC.

The surface water disposal system we have submitted is a result of many months of consultation with our Drainage Engineer, Mr Phil Hailey (Development and Flood Risk Technical Specialist) and Miss Kate Astrell (Senior Planning Liaison Officer) from the Environment Agency in Worthing. This resulted in the Environment Agency's written approval of the surface water drainage scheme on 17 September 2009 (a copy of this letter is enclosed) and subsequent letter to Mr J Parsons dated 12 October 2009 describing the scheme as the 'best solution within the sites constraints'. As such, we believe that as the EA have no objection to our surface water drainage scheme that this matter has been dealt with. I suggest therefore that if the Council's Drainage Engineer would like clarity of the proposed scheme that he telephones our Engineer, Mr Steve Brewster of Rushby Brewster Associates.

With regards to Section i, ii of Planning Condition 9 (EG/15/07), I emailed Mrs S Leeson on this point on 16 October 2009. My email gave brief details of the future management of our drainage solution. For clarify, however, I will set out below a more details response.

The site, including the drainage scheme, will be managed for perpetuity by a Management Company. To start with through the build process and until the site is fully occupied Bargate Homes will be responsible. From that point on the Management Company, made up from and paid for by the future occupiers, will take on this responsibility. In timescale terms Bargate aim to complete the build process in September 2010. We therefore approximate that the site will be fully occupied a year later in September 2011 and as such the Management Company will take responsibility for the drainage at that time.

On a detail point we can advise that the ground level around Plots 8-10 is proposed to be raised approximately 10.80 to 11.0, an uplift of a maximum of 650mm, less than the maximum noted as 900mm. It is also worth noting that the drainage design is a network of pipes that flow to a man made pond which is incidently expected to remain dry.

The maintenance of the lining of the pond is still undecided, however pond linings usually have a life span in excess of 25 years, by which time the future management company will have a substantial fund to rectify any issues.

I am aware that Condition 9 of Planning Permission EG/15/07 is a Pre-commencement Condition. However, the EA requested that we keep a detailed photographic record and monitored the Groundworker (every two weeks) during the build process. The works requested by the EA would mean that we would have to start on site before they 'sign off' our drainage design. I forwarded this correspondence to John Parsons on 25 August 2009 asking for clarity of this Condition as it seems it cannot be a Pre-commencement Condition if we need to carry out work on site before it is satisfied. Due to having no response on this point, I wrote again on 8 September 2009, discussed it in person with John Parsons on 28 September 2009 and via telephone conversation to Mrs S Leeson on 15 October 2009. As an aside, I also raised this point with you when we spoke on 9 September 2009 in response to your letter dated 1 September 2009. I still seek clarity on this point.

Bargate Homes do pride themselves on the fact that we build homes in the correct manner and comply with all Planning Conditions so if you need further information from us, perhaps you could let me know what is necessary to fully comply with the remaining Pre-commencement Condition No. 9.

I look forward to hearing from you.

With kind regards

Yours sincerely

SIMON BULL
DEVELOPMENT PARTNER

Susan Leeson

From: Simon Bull [REDACTED]
Sent: 16 October 2009 12:03
To: Susan Leeson
Subject: Downview Road - EG/46/09/doc

Hi Susan,

Thank you for your telephone call yesterday afternoon with regard planning conditions 8 and 9 of the planning consent EG/15/07. Below are the answers to your questions:

Condition 8 - Wheel cleaning

To keep the roads clean outside of our site during the build process we intend that a base tarmac access and driveway will be laid and that all vehicles entering or leaving the site will have to travel upon this. To further aid keeping the road clean, there will also be a spray washer and brushes located on site.

Condition 9 - Surface water drainage

To make sure that the drainage solution is properly maintained, in the first instance and during the build process, this will be Bargate's Homes responsibility. When all the consented units are occupied by their future owners Bargate Homes will set up a management company that will control the future maintenance of the communal areas and access road (including the drainage) which in turn will then be handed over to the future residence to control.

I hope this is sufficient. In the mean time are you happy with our suggestions for conditions 3 (landscaping scheme) and 4 (screen walls and fences)?

I look forward to hearing from you.

Kind regards

Simon Bull
Development Partner

Bargate Homes Limited
[REDACTED]

The Estate Office, 15 Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire, SO50 7HD. Registered In England No. 05626135

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<http://www.star.net.uk>

Our ref: SX/2009/104086/04-L01
Your ref: EG/15/07
Date: 26 August 2009

PROPOSED DEMOLITION OF NO 12 DOWNVIEW ROAD AND ERECTION OF 11 NO DWELLINGS, VEHICULAR ACCESS, PARKING AND GARAGING, PUBLIC SPACE AND LANDSCAPING - ADDITIONAL INFORMATION
12 DOWNVIEW ROAD, LAND REAR OF 12-18 DOWNVIEW ROAD & ADJACENT TO 7 EWENS GARDENS. BARNHAM.

The proposed cut of ditch has an 150 mm dia ductile iron discharge pipe set at 10.75 m AOD invert. This means that the ditch set at 10.00mAOD will potentially have 750mm deep of water until it can infiltrate or evaporate.

As the receiving ditch has an invert about 10.40mAOD I can understand that you are constrained in this location but it may be better to either a) try and lower the discharge pipe, b) build a bund up on the opposite side of ditch to prevent water flowing over to neighbouring property c) fill the ditch with rejects to prevent water stagnation (or use a combination of the above).

Additionally, it is noted the land at the head of the proposed ditch is about 10.4mAOD (Plot 10/11) . Bearing in mind the water in the ditch could be higher than this what will prevent the water from backing up and cause flooding?

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont'd

Miss Kate Attrill
Senior Area Planning Liaison Officer



cc Rushby Brewster Associates
Bargate Homes Limited

End

BAR18

Mr Simon Bull
The Estate Office,
15 Vicarage Farm Business Park,
Winchester Road, Fair Oak,
Hampshire,
SO50 7HD

Our ref: SX/2009/104086/06-L01
Your ref: EG/15/07
Date: 17 September 2009

Dear Mr Bull,

PROPOSED DEMOLITION OF NO 12 DOWNVIEW ROAD AND ERECTION OF 11 NO DWELLINGS, VEHICULAR ACCESS, PARKING AND GARAGING, PUBLIC SPACE AND LANDSCAPING - ADDITIONAL INFORMATION 12 DOWNVIEW ROAD, LAND REAR OF 12-18 DOWNVIEW ROAD & ADJACENT TO 7 EWENS GARDENS, BARNHAM.

The information provided does appear to address all our drainage concerns thus we would have no objection in principle to your proposals. We will need to be satisfied that these works have been completed in accordance with the agreed details.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely,

Miss Kate Attrill
Senior Area Planning Liaison Officer



Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
End

Nathan Parsons

From: Hailey, Phil [REDACTED]
Sent: 19 August 2009 10:47
To: Simon Bull
Subject: RE: 12 Downview Road, Barnham, EG /74/07

Simon

I have passed your email to our planning section as a formal consultation so you will receive a response from them in the near future.

Kind regards

Phil Hailey
 Development and Flood Risk Technical Specialist
 [REDACTED]

From: Simon Bull [REDACTED]
Sent: 17 August 2009 18:18
To: Hailey, Phil
Subject: FW: 12 Downview Road, Barnham, EG /74/07

Hi Phil,

I hope you are well.

I was wondering if you have had a chance to see the email I sent with regards the above site, (the email is below) and what your thoughts were?

Apologies if you have already responded to this via Steve Brewster but I was on annual leave last week.

Kind regards

Simon Bull
Development Partner

Bargate Homes Limited
 [REDACTED]

The Estate Office, 15 Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire, SO50 7HD. Registered in England No. 05626135

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From: Simon Bull
Sent: 29 July 2009 12:11
To: 'Hailey, Phil'
Cc: [REDACTED]
Subject: RE: 12 Downview Road, Barnham, EG /74/07

02/09/2009

Hi Phil,

Further to your email below dated 8th July 09, please find attached our drainage plan that address the levels matter. In addition please see below answer to your other points in the same numerical order:

- 2) Flood protection provided by the cut off ditch as discussed with Steve Brewster.
- 3) As built drawing can be provided and a photographic record can be supplied.
- 4) Groundwater monitoring can be carried out at 3 locations across the site to a depth of 1.0m bgl on a two week rotation of measurement and a similar record of the ditch receiving any run-off from the site during construction.

I hope these are acceptable to you and looking forward to hearing your thoughts.

Kind regards

Simon Bull
Development Partner

Bargate Homes Limited



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From: Hailey, Phil [REDACTED]
Sent: 08 July 2009 08:38
To: Simon Bull
Subject: RE: 12 Downview Road, Barnham, EG /74/07

Dear Simon

As you know this is a difficult site concerning surface water disposal. Whilst I have discussed 'principles' with Rushby Brewster it needs to be demonstrated that these can actually be achieved on site. My issues would relate to i) the surface water drainage levels and falls proposed on site can be achieved; ii) adequate flood protection can be provided to your neighbours when your proposed land raising and surface water system are installed iii) 'As built' drawing with levels will be required together with a detailed photographic record of below ground works. iv) Groundwater level monitoring (every two weeks) together with a photographic record of any receiving watercourse flooding.

Due to the sensitivity of the drainage work there will need to be strict site control and I would expect a site record to be maintained to demonstrate that works have been suitably checked. Any deviation from surface water drainage design will need to be recorded and submitted to Arun DC (copied to ourselves) for comment.

I would suggest your site agent has both our details and that of Arun DC to hand. As a general comment the receiving watercourse must be protected against silt pollution during construction.

I hope this helps you but please do not hesitate to call me if you wish to discuss.

Regards

Phil Hailey
Development and Flood Risk Technical Specialist

01903 703866

From: Simon Bull [mailto:simon.bull@bargatehomes.co.uk]
Sent: 07 July 2009 15:33
To: Hailey, Phil
Subject: 12 Downview Road, Barnham, EG /74/07

Click [here](#) to report this email as spam.

Hi Philip,

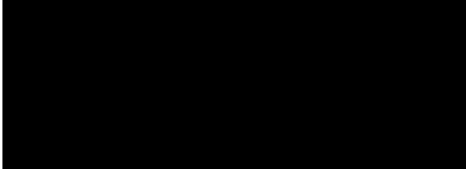
Its been a while since we last spoke and I know that you have been dealing with Steve Brewster of "Rushby Brewster" with regards the surface water drainage solution on the above site.

On the 2nd June 2009 you emailed Steve to say that, in principle you accepted his/our solution design. Now that we own the site I wondered what was necessary for you to formally accept our solution?

Kind regards

Simon Bull
Development Partner

Bargate Homes Limited



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