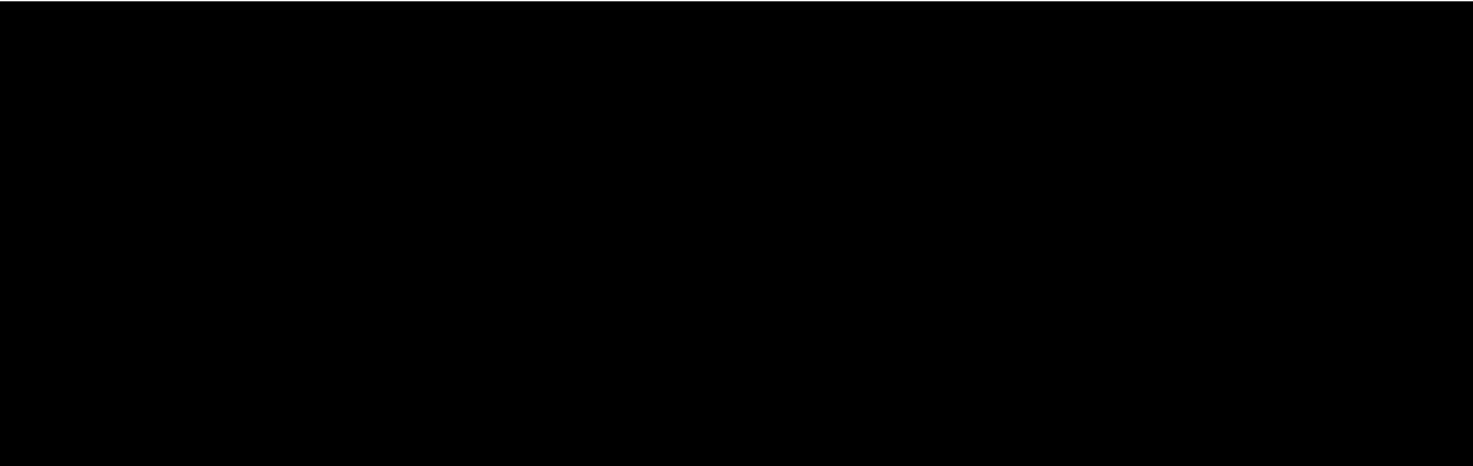




From: Laura Gibbons
Sent: 26 October 2018 13:24

Cc: Juan Baeza
Subject: RE: 60 Vermont Drive - Application EP/131/18/DOC

Dear Mr Millner,

Condition 4 relates to the discharge of flows to an ordinary watercourse. This was applied as there was some degree of uncertainty as to the potential for a culverted watercourse to the boundary of this property. In reviewing the discharge of condition application I have reviewed the ability for the surface water to be disposed of without connection to the ordinary watercourse. My original comments on 2nd October detailed my concerns regarding the suitability of the underground strata to allow infiltration. In between this time and my consultation response on the 10th of October I spoke with our building control department who have recently been involved with a development in close proximity to the property in question. They provided me with photographs of excavations which clearly demonstrated that groundwater was not encountered and that the underlying geology was sandy clay with an underlying gravel layer. Based on this information I am confident that infiltration will be achievable on site which meets the requirements of building regulations approved document H. Therefore, there will be no need to discharge flows to ordinary watercourse. Furthermore, the developer submitted written commentary stating they will not discharge to the watercourse and plans showing the soakaways. If any proposals change they will have to resubmit the DOC application.

All building control inspectors should ensure the requirements of building regulations are met. This is independent of whether it is Arun District Council building control or not.

It should also be noted that I submitted supporting information as an attachment which provided further detail regarding my change in stance, however I am unsure if this was made available on the planning portal or not.

Condition 5 relates to easement from the potential watercourse. I reviewed the proposed planting scheme and their possible root zones and determined the proposed plants would not have an adverse impact upon the possible culvert.

I hope this addresses your concerns.

Regards,

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

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Save the environment - think before you print.

From: Stephen milliner [REDACTED]
Sent: 26 October 2018 10:43
To: Juan Baeza
Cc: Karl Roberts; Neil Crowther; Planning; Cllr. Terence Chapman; Cllr. Richard Bower
Subject: 60 Vermont Drive - Application EP/131/18/DOC

Dear Mr Baeza

I dont believe the below (highlighted in yellow) has been attended to?

The Email below is on the planning portal against EP/132/18/DOC and it should be EP/131/18/DOC.
Apologies my error.

Yours sincerely

Stephen Milliner

From: Stephen milliner [REDACTED]
Sent: 19 October 2018 22:09
To: Juan Baeza
Cc: Karl Roberts; Neil.Crowther@arun.gov.uk; planning@arun.gov.uk; Cllr. Terence Chapman; Cllr. Richard Bower
Subject: Re: 60 Vermont Drive - Application EP/132/18/DOC

Dear Mr Baeza

The below Email is not on the planning portal. Could the item highlighted in yellow please be actioned.

Yours sincerely

Stephen Milliner

From: Stephen milliner [REDACTED]

Sent: 14 October 2018 18:30

To: Juan Baeza

Cc: Karl Roberts; Neil.Crowther@arun.gov.uk; planning@arun.gov.uk; Cllr. Terence Chapman; Cllr. Richard Bower

Subject: 60 Vermont Drive - Application EP/132/18/DOC

Dear Mr Baeza

I see that Arun's Drainage Engineer provided the planning department with commentary on the rainwater infiltration for the proposed development on the 2nd October along the lines of my commentary and advised that there is insufficient information to demonstrate that Condition 4 can be discharged.

I see then that the technical view of the Council's drainage engineer has subsequently been influenced by the applicant's agent and the view of Building Control has also influenced their opinion (subsequent internal Email dated 8th October) so they have now retracted their opinion (without explanation). Shocking really that outside parties can influence a planning decision in such a way and for such reasoning not to be documented (other than it says there was some chit chat at the telephone).

I also would like to draw to you attention to the fact (it can be seen on your Portal) that the applicant has registered a Building Control Notice and the Council's Building Control department will not be involved in the works so there should be no reliance on your Building Control department in the planning application.

Planning should be a transparent process and surely anything that has changed the opinion of your Drainage Engineer should be in the public domain. If it is not then the process is being conducted in a nontransparent/secretive way against Government guidelines and the general public can only conclude that the Council's planning department are favoring the applicant and there is misconduct. Could the Council please make the reasons for the Council's Drainage Engineer changing their mind open to the general public.

May I re-iterate that senior members of the Council's staff have given me assurances that the conduct of the Council in considering any discharge of conditions will be correct and matters will be properly considered.

Yours sincerely,

Stephen Milliner