

[REDACTED]

[REDACTED]

From: Juan Baeza
Sent: 31 May 2019 12:27

Cc: Daniel Vick
Subject: RE: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Dear Mr Conlon

I've now taken over this application and have forwarded onto my colleague for discharge of conditions. You should hear back early next week.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

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From: Anita Gardner
Sent: 29 May 2019 11:12
To: Juan Baeza
Subject: FW: Yeomans Honda - Ref: FG/40/19/DOC - Contamination



From: Kevin Conlon [REDACTED]
Sent: 29 May 2019 10:15
To: Anita Gardner
Cc: Steve Duffy; Russell Scorey; Antony Platt; Noelia Jara Galvez; Lisa Coney
Subject: FW: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Good morning Anita,

I've heard from the Environment Agency who have copied me into a communication sent 21 May 2019. They now recommended discharge of conditions 4 & 16. They have also confirmed that a verification report is not required.

We therefore only need final confirmation from Environmental Health that they too have no further comments, and can now recommend discharge. Could you please follow up so we can close out these conditions asap?

Kind regards,

Kevin

Kevin Conlon



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From: Greenwood, Suz K [REDACTED]
Sent: 29 May 2019 09:59
To: Kevin Conlon [REDACTED]
Subject: RE: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Morning,

Sorry, the attached response was sent directly to Arun and for some reason not cc'd into you.

Thanks

Suz

Suz Greenwood
Planning Advisor
Sustainable Places
Solent and South Downs



My working days are Tuesday, Wednesday & Thursday 9 – 15

We offer a cost recovery service for bespoke pre-application advice. For more information go to: gov.uk or email.us

From: Kevin Conlon 
Sent: 29 May 2019 09:42
To: Greenwood, Suz K 
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Good morning Suz,

Were you able to determine any feedback from your colleagues?

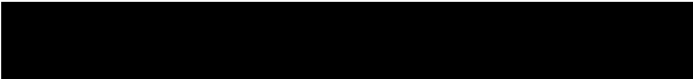
I hope we have now provided all the information needed to be able to discharge these conditions.

And, would very much appreciate your assistance in closing these out asap.

Kind regards,

Kevin

Kevin Conlon



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From: Greenwood, Suz K [REDACTED]
Sent: 15 May 2019 11:42
To: Kevin Conlon [REDACTED]
Subject: RE: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Morning.

Thank you for your email below. I am in meetings most of today and tomorrow so thought it would be easier to email you.

I will pass this information onto my groundwater colleagues and ask them to clarify the situation and what, if anything, is still needed.

I will get back to you asap.

Thanks

Suz

Suz Greenwood
Planning Advisor
Sustainable Places
Solent and South Downs
[REDACTED]

My working days are Tuesday, Wednesday & Thursday 9 – 15

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From: Kevin Conlon [REDACTED]
Sent: 13 May 2019 16:56
To: Greenwood, Suz K [REDACTED] Anita Gardner
<Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: RE: Yeomans Honda - Ref: FG/40/19/DOC - Contamination
Importance: High

Dear Miss Greenwood,

We are in receipt of your comments (attached) from Arun DC and wish to ask for some clarification on the points noted. I have left a message on your answerphone for you to call me back as I believe it'll be easier to talk these through, but understand you work Tuesdays to Thursdays.

To explain. Our new application (ref: FG/40/19DOC) for which we are seeking discharge of conditions 4 & 16 is associated with full planning application ref: FG/39/18/PL for which you note on your correspondence. I trust you are actually commenting on the information provided under application FG/40/19DOC rather than FG/39/18/PL. This DOC application was submitted to provide you with the information requested in your letter dated 6th March 19 ref: HA/2019/12136/01-L01 only. As a summary, you required further investigation to determine the extent of the impact in soils and ground water from hydrocarbon odours observed in one sampling well. This additional sampling/test results have been provided, and again attached for your information. Refer to attached GCC *Supplementary Soil & Groundwater Sampling* letter dated 2nd April. We understood that this was your

sole comment in order to review the levels of contamination and subsequently allow discharge of conditions 4 & 16. And, then to highlight if a verification report is necessary. We are currently of the opinion that this is not required, due to the negligible levels of hydrocarbon odours remaining on-site.

Do we understand from the absence of any reference to this 'contamination' issue in this recent letter, that we have successfully demonstrated the negligible levels of hydrocarbon odours on site with this *Supplementary Sampling Report*? And, that your previous comments have been addressed and satisfied?

Therefore, we now wish to understand the comments made in your letter dated 25th April. Are these new comments in addition to those made in your letter dated 6th March?

Condition 4 – Do you require a copy of Southern Water's acceptance to our foul water connection proposal?

Condition 16 – An intrusive *Ground Conditions Assessment* (dated August 2018) was provided as part of application ref: FG/171/18DOC, for which you noted in your letter of 6th March the need for the above further hydrocarbon sampling. This assessment is again attached for your reference. We trust with the provision of this assessment and the Supplementary Sampling Report noted above, we now provide all information suitable enough to satisfy and discharge this condition.

I look forward to hearing from you at your earliest convenience to resolve these issues.

Kind regards,

Kevin

Kevin Conlon



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 13 May 2019 14:21
To: Kevin Conlon [REDACTED]
Subject: FW: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Dear Kevin,

Please see the attached response from Environment Agency. Do you have any additional information you can let me have to address their comments and prevent a refusal? If so can you let me have it by the end of the week?

Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: PlanningSSD [REDACTED]
Sent: 13 May 2019 14:01
To: Anita Gardner
Subject: RE: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Dear Anita,

Thank you for your email below.

According to our records we replied to the 9/4/19 consultation on the 25/4/19. Please find attached a copy of our response.

Kind Regards,
Sustainable Places Team
Solent and South Downs Area
[REDACTED]

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 08 May 2019 09:34
To: PlanningSSD [REDACTED]
Subject: FW: Yeomans Honda - Ref: FG/40/19/DOC - Contamination

Hi ,
Please see e-mail below. The Environment Agency were consulted on this application on 09-04-2019 and a response is still awaited. Please can you let me have your comments ASAP and advise of the likely timescale by return.
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Kevin Conlon [REDACTED]
Sent: 08 May 2019 09:16
To: Anita Gardner
Cc: Steve Duffy; Antony Platt
Subject: RE: Yeomans Honda - Ref: FG/40/19 - Contamination

Good morning Anita,

Is there any word from the Environment Agency and/or Environmental Health, noting that their consultee response timescale has now elapsed?

We would be grateful if you could follow up, so we can close out these conditions asap.

Many thanks,

Kevin

Kevin Conlon



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From: Kevin Conlon
Sent: 25 April 2019 11:08
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Steve Duffy [REDACTED] Antony Platt [REDACTED]
Subject: RE: Yeomans Honda - Ref: FG/40/19 - Contamination

Dear Anita,

Noted, that makes their comments due back on Tuesday 30th April. We would truly appreciate your assistance in hastening back their comments on this date due to the sensitivity of this application.

The further information, i.e. additional sampling was at the request of the Environment Agency as they were *unable to recommend discharge of the application* until provided. And we were given no time to undertake and submit these within our original application ref: FG/171/18/DOC before refusal. These test sample results are now provided, so we would believe it to be a very quick exercise for the EA to review and okay discharge.

Kind regards,

Kevin

Kevin Conlon



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 April 2019 17:41
To: Kevin Conlon [REDACTED]
Subject: RE: Yeomans Honda - Ref: FG/40/19 - Contamination

Dear Kevin,

The consultations to Environment Agency and Environmental Health were sent on 09-04-2019 and consultees have a target response time of up to 21 days so I don't anticipate a reply until the end of the month.

Regards

Anita Gardner

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Kevin Conlon [REDACTED]
Sent: 23 April 2019 14:30
To: Anita Gardner
Subject: Yeomans Honda - Ref: FG/40/19 - Contamination
Importance: High

Dear Anita,

Would you please be able to chase up the EA with our submission for conditions 4 & 16?

Many thanks in anticipation of resolving these two conditions.

Kevin

Kevin Conlon



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From: Kevin Conlon
Sent: 17 April 2019 16:58
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Subject: RE: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage

Dear Anita,

Discharge notice for Condition 3 received this afternoon with thanks.

Is there any progress on 4 & 16 (contamination) with the EA?

Kind regards,

Kevin

From: Kevin Conlon
Sent: 17 April 2019 09:10
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage

Dear Anita,

Now that we have Laura's approval, do you know when we can expect full Discharge of this Condition?

Kind regards,

Kevin

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 12 April 2019 12:37
To: Kevin Conlon [REDACTED]
Subject: RE: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage

Dear Kevin,

I will process these additional and substitute details against reference FG/32/19/DOC whilst I await Laura's comments

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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From: Kevin Conlon [REDACTED]
Sent: 12 April 2019 09:52
To: Laura Gibbons; Anita Gardner
Cc: Russell Scorey; Noelia Jara Galvez; Steve Duffy; Ali Riza Yozdzhani
Subject: RE: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage
Importance: High

Dear Laura,

Apologies for the slight delay in replying. We have been collating a suitable response and updated drawings and details to hopefully address your queries.

We are pleased to forward the revised drainage plan and exceedance routes plan with external levels shown as per your request. Please see also enclosed build-up detail for the permeable paving.

With regard to the soakaway, we can forward the intended manufacturer's detail for your reference.

Please see below our Civil Engineer's responses to your comments:

1. 480mm is total thickness of permeable paving. However, it has been modelled with 300mm sub-base thickness, please refer to value 'Cap Volume Depth = 0.300m'. With this value the program takes into account the thickness of the sub-base as the only storage available.
2. Please find enclosed standard construction details of the intended Tubosider product.
3. Exceedance flow routes plan has been provided for storms greater than 1 in 100 + 40% cc critical storm. No flooding will occur off site for events up to and including the 1 in 100 year plus cc as stated in the report. Please refer to calculations, no flooding occurs during this event. Exceedance plan (YEO-AKSW-XX-GF-DR-C-9205-P03) has been updated to incorporate proposed external levels for your reference.
4. Please find attached drainage plan (YEO-AKSW-XX-GF-DR-C-9201-C06) which has been updated to incorporate external levels and formation level for car park.
5. Please see build-up drawing attached (YEO-AKSW-XX-XX-DR-C-9501-C01)

We trust this now concludes all outstanding information and clarifications of detail for this condition to now be discharged at your earliest convenience.

Many thanks for your assistance in this regard.

Kevin

Kevin Conlon



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 08 April 2019 11:12

To: Kevin Conlon [REDACTED] Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage

Kevin,

Thank you for providing the updated proposals. I have reviewed these and have the following comments:

1. I note that the proposed layout drawing states that permeable paving will have 300mm sub-base thickness, yet 480mm has been modelled. Details must be consistent.
2. The construction detail drawings of the infiltration system are not correct and seem to refer to the previously proposed attenuation system. Please can these details be updated.
3. Exceedance flow routes have been provided along with a statement that no flooding will occur off site for events up to and including the 1 in 100 year plus cc event yet these statements have not been quantified. Please can proposed finish levels be provided, along with any kerb levels.
4. Please provide formation levels of the permeable paving on plan.
5. Please provide construction detail drawings of permeable paving.

Kind Regards,

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

Laura.Gibbons | Engineer (Drainage & Coastal), Engineering Services, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Kevin Conlon [REDACTED]
Sent: 04 April 2019 15:41
To: Anita Gardner; Laura Gibbons
Cc: Russell Scorey; Noelia Jara Galvez; Steve Duffy
Subject: RE: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage
Importance: High

Dear Anita,

Further to recent communications our Civil Engineer has had with Ms Laura Gibbons, and their agreement to move forward with a shallow infiltration solution, we are pleased to forward the revised Drainage Strategy and Layout Plan to substitute those previously issued.

As discussed, the revised solution is to implement a scheme of shallow infiltration perforated pipes across the car parking site area to suit the recorded ground water levels. The levels are recorded in the attached drainage strategy.

We trust this revised solution now suitably addresses Arun DC's policy requirements, and therefore can allow this condition to be discharged in full at your earliest convenience.

Kind regards,

Kevin

Kevin Conlon



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From: Kevin Conlon
Sent: 19 March 2019 10:28
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Russell Scorey [REDACTED]; Noelia Jara Galvez [REDACTED]; Steve Duffy [REDACTED]
Subject: Yeomans Honda - Ref: FG/39/18 Discharge of Condition 3 Surface Water Drainage
Importance: High

Dear Anita,

We have today lodged a fresh application onto the Planning Portal reference: **PP-07714252** to discharge Condition 3, associated with Arun DC planning reference: FG/39/18.

The attached information has been uploaded to the Portal, and also recently copied across to Laura Gibbons by the Civil Engineer (AKS Ward) whom awaits her comments/approval.

You'll note the revised plans now illustrate a scheme of attenuation tanks to hold then drain to the main SW sewers rather than previously designed infiltration crates. This is due to the newly recorded winter ground water levels, and the encroachment into the 'buffer' zone below the bottom of the infiltration crates, which we understand is against Arun Policy. We trust Arun DC now find these proposals acceptable as all monitoring has been carried out, assessed and addressed in accordance with current policy.

As previously discussed, we would be extremely grateful if this application can be registered and addressed for approval with Arun's Flood Engineers asap.

Kind regards,

Kevin

Kevin Conlon
Senior Architect

Office: 01243 533300

Email: kevinc@hnw.co.uk W: www.hnw.co.uk



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