



From: Planning JPA [REDACTED]
Sent: 02 December 2018 22:18
To: Simon Davis
Subject: RE: FP/171/18/PL - pre commencement conditions

Thanks Simon, a couple of comments:

Typo on Lincoln plans and elevation - two plan 11's and should be plans 10 and 11.

Condition 11 is written in such a way that there has to be archaeological work - i am trying to source the archaeology report for the wider scheme and if that comes back with nothing found then i dont believe there is any evidence to support any archaeological work. As such, a statement stating as much will be submitted.

Conditions 18 and 19 are worded in such a way that NO dwelling can be occupied until all of the parking spaces are in. Can this condition be amended to refer to the spaces for any occupied dwelling. The conditions as worded prohibit a phased occupation.

Condition 24 - Ive asked for comments from my client on this as to whether this is achievable given it may be a surprise cost to them. This was never discussed during the application. The pre-application advice did allude to this but not in the form of the current policy. The pre-application did advise that in assessing the renewable requirement then the delivery of additional benefits would be taken into account. As such, i consider the delivery of 100% affordable scheme to be such a benefit and no renewable or low carbon energy sources are proposed. PV to every property could be in excess of £140k.

I will come back further on condition 24 when advised by my clients but in the meantime can you advise of what viability information would be required should this be argued? Im sure i will be asked the question.

Kind regards,

Pete

Planning Dept.
James Potter Associates Ltd
Architectural design



On 30 November 2018 at 14:57:36, Simon Davis (simon.davis@arun.gov.uk) wrote:

Dear Pete,

Ok – here it is. However, please be aware that until I have written the Ctte report I cannot get involved in lengthy negotiation regarding the non PC conditions.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Planning JPA [REDACTED]
Sent: 30 November 2018 13:59
To: Simon Davis
Cc: Damian Haley; Ian Wallace; Lauren Wiltshire; James Potter
Subject: RE: FP/171/18/PL - pre commencement conditions

Thanks Simon,

Ive advised my client on the comments and await their response.

May i see the full list of planning conditions to review? I would rather review and point out anything that may need tweaking or will cause conflict before these are put before a committee and cant be amended.

Kind regards,

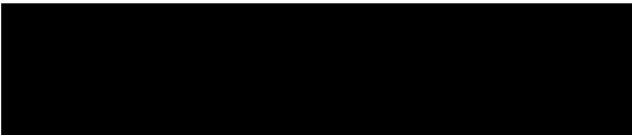
Pete.

Planning Dept.

James Potter Associates Ltd

Architectural design

[REDACTED]



On 30 November 2018 at 13:22:46, Simon Davis (simon.davis@arun.gov.uk) wrote:

Dear Pete,

Please see following drainage engineer comments on conditions 8, 9, 10, 11:

“Condition 8

The full details of the surface water drainage scheme need to be submitted and approved prior to development. I have not reviewed this in full yet for the following reasons: often alterations occur as proposals progress; consent needs to be obtained for the discharge of water to the watercourse in line with condition 9 below as this is fundamental to the surface water drainage proposals. I will require the following information to be submitted at DOC stage:

- Calculations demonstrating that the 1 in 100 year plus 40% climate change event can be accommodated underground.
- Evidence of ordinary watercourse land drainage consent.
- Drainage layout plans, to include:
 - o All surface water drainage pipes labelled with; diameters, falls and invert levels.
 - o All infiltrating and attenuating structures (including permeable paving) labelled with; dimensions, invert and cover levels.
 - o All manholes labelled with; cover levels, invert levels, cover types detailed.
 - o All silt traps clearly labelled with sump depths.
 - o Control structures with outflow rates and invert levels.
- Construction detail drawings, to include (if specified in scheme): pipe bed and surround;
 - o infiltrating structures;
 - o attenuating structures;
 - o manholes;
 - o catchpits/silt traps;

- o control devices;
- o permeable paving;
- o headwalls.
- Exceedance flow routes

Condition 9

This needs to be pre-commencement as it is fundamental to the surface water drainage proposals. Furthermore surface water drainage is one of the first elements of a development to be constructed, if alterations are required to the design and therefore construction in order to get consent and discharge the condition it would be costly to the developer. Therefore it benefits all to agree this upfront.

Condition 10

Until maintenance is agreed there is no way for us to ensure the system will work into the future and will not increase flood risk to the development itself or surrounding areas. It is fundamental to the surface water drainage design, i.e. a system which is maintainable should be designed. Maintenance will be required during the construction period, this should be set out in the maintenance manual. Furthermore, CDM regulations specify that maintenance should be considered in design. Therefore, this should be being completed hand in hand with condition 8 anyway.

Condition 11

This is fundamental to the development layout and therefore should be pre-commencement. 3m easement between property boundaries such as fences, and buildings themselves must be provided. This allows space for the tracking of excavators to carry out de-siltation etc. Without this condition the development would result in the riparian owners having great difficulty in being able to comply with the requirements of the land drainage act 1991. And could result in increased flood risk to the development and surrounding areas.

I would also state condition 7 is very fundamental to development, exactitudes of connection need to be formally gained from southern water. We do not want to be in a situation where foul water is being tankered away."

Please advise if you still object to the wording of any of conditions 8-11.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Simon Davis

Sent: 30 November 2018 11:07

To: 'Planning'

Cc: James Potter; Lauren Wiltshire; Damian Haley; Ian Wallace

Subject: RE: FP/171/18/PL - pre commencement conditions

Pete,

That's fine -- happy to remove the reference to Southern Water.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Planning [REDACTED]

Sent: 30 November 2018 10:53

To: Simon Davis

Cc: James Potter; Lauren Wiltshire; Damian Haley; Ian Wallace

Subject: Re: FP/171/18/PL - pre commencement conditions

Thanks Simon,

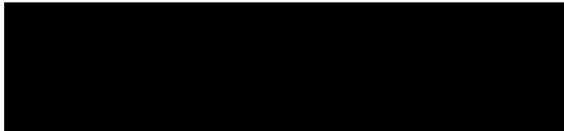
Condition 7 must be amended to remove the wording that requires consultation with Southern Water which could be used to ransom the development coming forward. The planning process can't be used by Southern Water to get away from its statutory duties under the Water Act.

This type of condition is being requested by SW as standard now due to the infrastructure charge; they know they should not do it.

Kind regards

Planning Dept.

James Potter Associates Ltd
Architectural design



On 30 Nov 2018, at 10:44, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Pete,

Thank you for your email. We will amend conditions 7 and 13 so as to be pre-occupation. I am seeking advice from our Drainage Engineer on conditions 8, 9, 10, 11 and I will respond in due course.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Planning JPA [REDACTED]
Sent: 29 November 2018 21:33
To: Simon Davis; James Potter
Cc: Lauren Wiltshire; Damian Haley; Ian Wallace
Subject: Re: FP/171/18/PL - pre commencement conditions

Hi Simon,

Conditions 5, 6, 12 acceptable as pre-commencement.

Condition 7 - This condition is not acceptable. Can you advise why this has been included? The condition is a matter for Southern Water and amounts to a grampian condition in its current form. The new infrastructure charging schedule means that Southern Water are not able to refuse a connection to the main sewer. The capacity of the downstream foul network has been assessed and confirmed that no upgrading works are required. Therefore the proposed development has a no detriment impact on the existing foul system within the existing Site 6 development or the sewers within Felpham and does not create an increase in foul flooding.

Condition 8 - Can you clarify what further details are required? As far as i am aware a detailed scheme has been submitted.

Condition 9 - I agree this is reasonable but again we have done a vast amount of upfront work with WSCC in this regard so could this not be amended to pre occupation for the final connection to the open water course? WSCC have their own processes through this consent which tackle this and above so I feel it is doubling up? By having the consent issued this can be submitted pre-occupation?

Condition 10 - Agree with the basis of the condition but i don't think it is necessary to be pre-commencement and not pre-occupation. The reason for stated does not clarify why it is essential to be pre-commencement.

Condition 11 - Agree with the basis of the condition but i don't think it is necessary to be pre-commencement and not pre-occupation. The reason for stated does not clarify why it is essential to be pre-commencement. I am not clear on how construction would prevent riparian maintenance responsibilities.

Condition 13 - Can you advise why this condition is pre-commencement? I would suggest pre-occupation.

Kind regards,

Pete

Planning Dept.

James Potter Associates Ltd

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On 28 November 2018 at 15:07:49, Simon Davis
(simon.davis@arun.gov.uk) wrote:

Dear James,

I need to agree the proposed pre-commencement conditions with you before our recommendation report is finalised. These are in the attached document. Please can you let me know whether you can agree to these.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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