

From: Nicola Spencer on behalf of Planning.Responses
Sent: 02 June 2021 18:22
To: Planning Scanning
Subject: FW: LU/111/21/DOC 46a - 47 Pier Road Littlehampton
Attachments: 1174-1001-CIV-10-P5.pdf; 1174-1001-CIV-30-P2.pdf; SW comment.pdf

Nicola Spencer
Technical Support Manager,
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Anita Gardner
Sent: 01 June 2021 15:38
To: Planning.Responses
Subject: FW: LU/111/21/DOC 46a - 47 Pier Road Littlehampton

Please scan as correspondence with consultee

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Anita Gardner
Sent: 01 June 2021 15:37
To:
Subject: FW: LU/111/21/DOC 46a - 47 Pier Road Littlehampton

Please see your previous comments in respect of discharge of condition 8 attached. The agent has provided additional information, also attached. Is this now sufficient to discharge the condition?

Thanks

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: Ray Clark [REDACTED]
Sent: 20 May 2021 12:55
To: Chris Wood [REDACTED] >
Cc: [REDACTED]
Subject: Re: LU/287/17/PL 46a - 47 Pier Road Littlehampton

Hi Chris,

Sorry for the delay, email problems hence the new address.

Please find attached the amended drawings showing that an impermeable membrane will be constructed at the base of the sub-base storage system to prevent the migration of ground water into the Southern Water sewer. In any event this will be unlikely as the soils are of clay content with poor infiltration characteristics.

As you can see from table A on drawing 10 the post-development flow rates are significantly lower than pre-development so all the boxes are now ticked.

Hi Anita,

Hope you don't mind me emailing you directly but I believe time is of the essence.

We have amended the drawings to suit Southern Water comments.

Regards

Ray Clark B. Eng (Hons)

RCD Consultants Ltd

From: Chris Wood <ChrisWood@Reports4Planning.co.uk>
Sent: 20 May 2021 12:21

To: Ray Clark [REDACTED]
Subject: FW: LU/287/17/PL 46a - 47 Pier Road Littlehampton

Hi Ray,

Have you been receiving my emails on Pier Road? Jennifer has contacted me again this morning...are we able to get something back to her by tomorrow?

Thanks

Chris

Chris Wood

Environmental Consultant

Brown Fisher Environmental



<http://www.reports4planning.co.uk/>

From: Jennifer Kinchington
Sent: 20 May 2021 12:17
To: Chris Wood [REDACTED] >
Subject: Re: LU/287/17/PL 46a - 47 Pier Road Littlehampton

Hi Chris

Have you got an update as we really need to get the emended report sent to Arun planning by tomorrow latest to avoid having to resubmit the file for approval which will cause even further delays and cost

I look forward to hearing from you

Thanks

Jennifer

On Monday, May 17, 2021, Chris Wood [REDACTED] wrote:

Hi Jennifer,

Yes your email of last week was received and passed to our engineer on the same day for action outlining the timescales of this week. As yet I have not received any comments/amends back from him. I will catch up with him this afternoon and press him to look at this for you asap.

Kind regards

Chris

Chris Wood

Environmental Consultant

Brown Fisher Environmental



<http://www.reports4planning.co.uk/>

From: Jennifer Kinchington

Sent: 17 May 2021 12:17

To: Chris Wood [REDACTED]

Subject: Fwd: LU/287/17/PL 46a - [47 Pier Road Littlehampton](#)

Good morning Chris,

Have you got an update on the progress of the below that I sent to you last week? as I have had no response as of yet and as you are aware we are on a tight time frame to respond back to arun planning.

I look forward to hearing from you

Kind regards

Jennifer Kinchington

TL Homes

----- Forwarded message -----

From: **Anita Gardner** [REDACTED]
Date: Tue, May 11, 2021 at 12:37 PM
Subject: RE: LU/287/17/PL 46a - 47 Pier Road Littlehampton
To: TL Homes [REDACTED]

Dear Jennifer,

Southern Water have responded to say they cannot recommend discharge of condition 8 relating to surface water drainage.

They state 'Drainage from the attenuation tank is communicating to the Southern Water public sewerage systems. Please note Attenuation tank should be sealed with impermeable membrane to avoid ingress of ground water. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

The drainage strategy report demonstrates that the post development surface water flows from the development are reduced from the current flow contributions. Surface water may be discharged to the existing sewer, provided the rate of discharge to sewer is no greater than existing contributing flows.'

Please can you advise if you are able to address these concerns as part of this application and if so the likely timeframe for receipt of additional information. If it will be more than 10 days the application will be determined on the basis of the information submitted.

A letter agreeing to discharge of condition 7 should be issued later this week.

Regards

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



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From: TL Homes [REDACTED]
Sent: 07 May 2021 14:08
To: Anita Gardner [REDACTED]
Subject: Re: LU/287/17/PL 46a - 47 Pier Road Littlehampton

Good afternoon Anita

Do you have any updates on the file?

Thank you

Jennifer Kinchington

On Thursday, April 22, 2021, Anita Gardner <[REDACTED]> wrote:

Dear Jennifer,

The DOC submission was registered on Monday and has the reference LU/111/21/DOC. I consulted Southern Water yesterday. Other than that there are no updates.

Regards

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



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From: TL Homes <[redacted]>
Sent: 22 April 2021 14:13
To: Anita Gardner <[redacted]>
Subject: Re: LU/287/17/PL 46a - 47 Pier Road Littlehampton

Good afternoon Mrs Gardner

Have you got any updates on this file?

Kind regards

Jennifer

On Thursday, April 15, 2021, Anita Gardner [REDACTED] wrote:

Dear Ms Kinchington,

We can't vary the wording of the pre commencement condition, to exclude demolition, unless you make an application to do so and that would take longer than the DOC to determine.

I can see no solution to the issue. The only hope is that the DOC is validated and we get a quick positive response from Southern Water before 01-05-2021.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,

Directorate of Place



E: anita.gardner@arun.gov.uk

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: TL Homes [REDACTED]
Sent: 15 April 2021 09:20
To: Anita Gardner [REDACTED]; Planning [REDACTED]
Subject: Re: LU/287/17/PL 46a - 47 Pier Road Littlehampton

Good Morning Mrs Gardner,

Following on from your last Email, We would like to request permission for a slight modification granting us permission to start the demolition side of the project with no construction of any new development to start until the final conditions are discharged. We have had approval already from southern water for these conditions which you have the paperwork for, but unfortunately due to the delays in your planning system is causing us to possibly lose the current planning permission by not being able to comply with condition 1. Where as if you allow the demolition to start while you finalise the final condition file we can get the site started meeting condition 1. After the months of work and expense already put into this project we would really like to avoid having to submit a whole new application for the sake of a small time frame brought on by no fault of our own, other than delays from third parties mainly in this case southern water.

I look forward to hearing from you
Kind regards
Jennifer Kinchigton

On Wed, Apr 14, 2021 at 11:31 AM Anita Gardner [REDACTED] > wrote:

Dear Ms Kinchington,
Unfortunately, there is no way to extend the time limit for implementation without submitting a new application.
Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF



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From: TL Homes [REDACTED]
Sent: 13 April 2021 14:31
To: Anita Gardner [REDACTED]
Subject: Re: LU/287/17/PL 46a - [47 Pier Road Littlehampton](#)

Dear Mrs Gardner,

Thank you for your reply.

Is there any way to get a small extension from yourselves, on the planning decision past May 1st giving us an extra 3 - 4 weeks to finalise the conditions?

As you are aware we have been working on this for quite some time now, and due to some delays at southern water and now unfortunately the delays on your planning system we are as you said unlikely to get everything finished in time.

Kind regards
Jennifer Kinchington

On Tue, Apr 13, 2021 at 1:36 PM Anita Gardner [REDACTED] wrote:

Dear Ms Kinchington,
I think it unlikely. If the application is registered by the end of next week 23-04-2021 that would only give consultees a week to respond and even if a response is prioritised it is likely to take a minimum of 2 weeks.
Regards
Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



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From: TL Homes [REDACTED] >
Sent: 13 April 2021 13:19
To: Anita Gardner <anita.gardner@arun.gov.uk>
Subject: Re: LU/287/17/PL 46a - [47 Pier Road Littlehampton](#)

Dear Mrs Gardner

In your opinion can you see the files been processed and conditions discharged giving us time to start demolition works by May 1st?

Kind regards
Jennifer

On Tuesday, April 13, 2021, Anita Gardner [REDACTED] > wrote:

Dear Ms Kinchington,
It should not result in a delay of more than one week.
Regards
Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place



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All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: TL Homes <tlhomes@arun.gov.uk>
Sent: 13 April 2021 12:22
To: Anita Gardner <anita.gardner@arun.gov.uk>
Subject: Re: LU/287/17/PL [46a - 47 Pier Road Littlehampton](#)

Good Afternoon Mrs Gardner,

What time frame of delay are you expecting due to having no planning system this week?

We are fast approaching the end of the month and you can not process our final file to discharge the conditions, so we can start the demolition to get the site started before the planning expires.

I will have to seek further advice from our architect and solicitor on how to proceed

Regards
Jennifer Kinchington

On Tue, Apr 13, 2021 at 9:46 AM Anita Gardner <anita.gardner@arun.gov.uk> wrote:

Dear Ms Kinchington,
I did receive your e-mail and passed it through to our registration team. This week we have no planning system so can't process applications, so there will be a delay in a response.
I am not aware that permission expiry dates are being extended beyond May.

A meaningful start on site would not include erection of hoardings and ordering materials. Demolition is usually considered to be a material start, but if you would like a legal determination you would need to submit a Certificate of Lawfulness application. You would also need to ensure that all pre commencement conditions had been discharged prior to works commencing on site or you would be in breach of those conditions.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,
Directorate of Place



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from
**Southern
Water**

Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref
LU/111/21/DOC

Our ref
PLAN-038754

Date
30/04/2021



Dear Sir/Madam,

Proposal: Approval of details reserved by condition imposed under ref LU/287/17/PL relating to Condition Nos 7 - divert public sewers and 8 - foul & surface water sewerage disposal.

Site: LU/111/21/DOC: - 46a & 47 Pier Road and Land North of Clifton Road, Littlehampton, BN17 5LW.

Thank you for your letter dated 21/04/2021.

Southern Water shall have no objections to discharge condition 08 relating to foul drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

Southern Water cannot recommend discharge of condition 08 relating to surface water drainage. Drainage from the attenuation tank is communicating to the Southern Water public sewerage systems. Please note Attenuation tank should be sealed with impermeable membrane to avoid ingress of ground water. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

The drainage strategy report demonstrates that the post development surface water flows from the development are reduced from the current flow contributions. Surface water may be discharged to the existing sewer, provided the rate of discharge to sewer is no greater than existing contributing flows.

Southern Water shall have no objections to discharge condition 07 relating to public sewer diversion.

For any further queries please contact us at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TQ0201NE

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (LINK) materials may include Bonded Asbestos Cement

ARUN DISTRICT COUNCIL LU/111/21/DOC



Printed By: kishoku

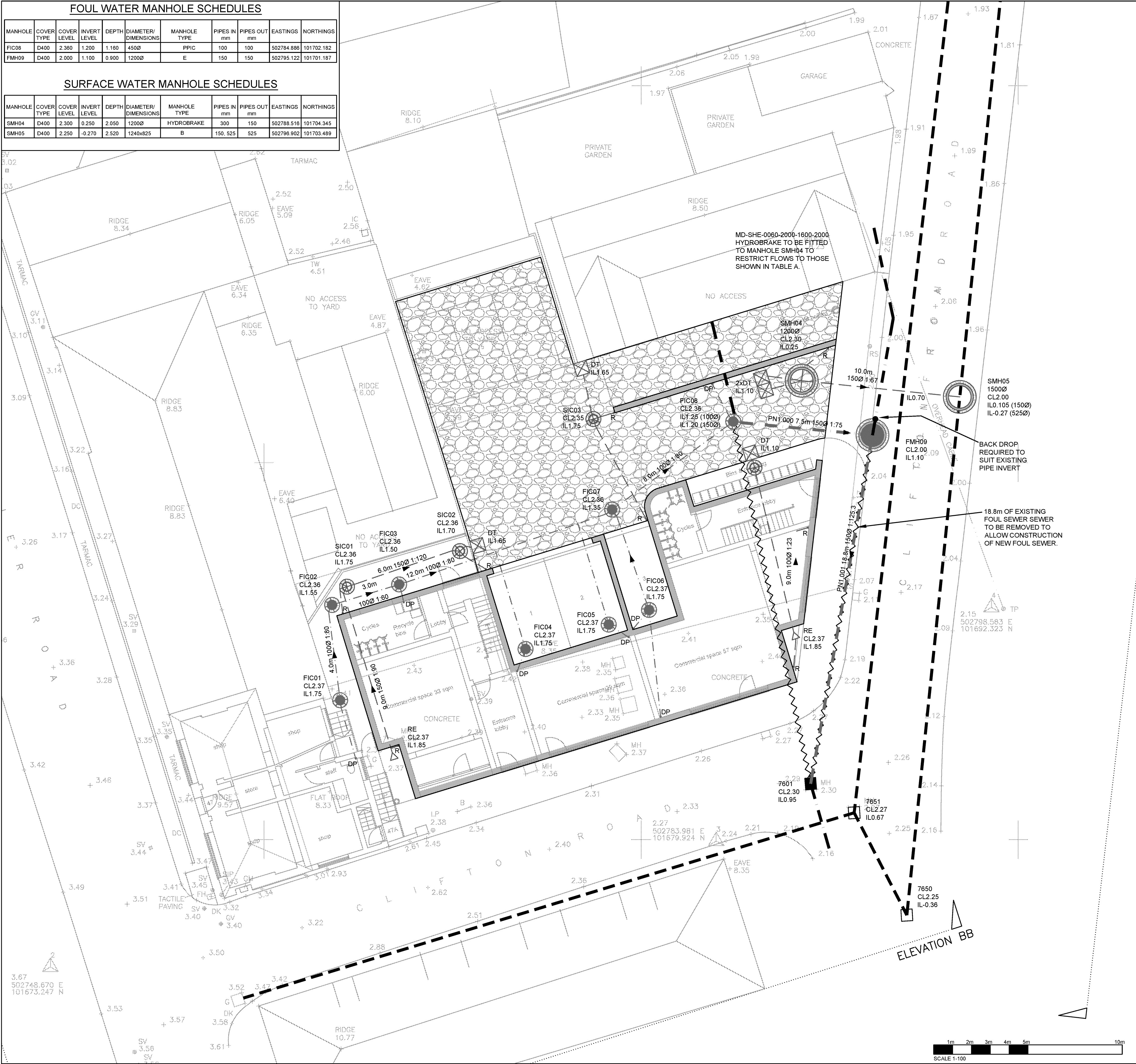
Date: 28-4-2021

Southern Water MapGuide Browser

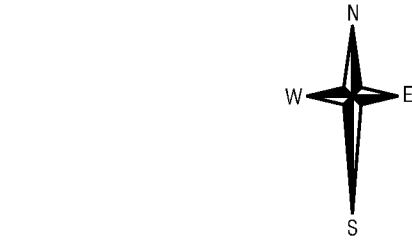
Requested By:

FOUL WATER MANHOLE SCHEDULES										
MANHOLE	COVER TYPE	COVER LEVEL	INVERT LEVEL	DEPTH	DIAMETER/ DIMENSIONS	MANHOLE TYPE	PIPES IN mm	PIPES OUT mm	EASTINGS	NORTHINGS
FIC08	D400	2.360	1.200	1.160	450Ø	PPIC	100	100	502784.686	101702.182
FMH09	D400	2.000	1.100	0.900	1200Ø	E	150	150	502795.122	101701.187

SURFACE WATER MANHOLE SCHEDULES										
MANHOLE	COVER TYPE	COVER LEVEL	INVERT LEVEL	DEPTH	DIAMETER/ DIMENSIONS	MANHOLE TYPE	PIPES IN mm	PIPES OUT mm	EASTINGS	NORTHINGS
SMH04	D400	2.300	0.250	2.050	1200Ø	HYDROBRAKE	300	150	502788.516	101704.345
SMH05	D400	2.250	-0.270	2.520	1240x825	B	150, 525	525	502796.902	101703.489



DRAWING LEGEND		NOTES
SURFACE WATER DRAINAGE		CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS
	EXISTING SURFACE WATER MANHOLE	DO NOT SCALE FROM THIS DRAWING
	EXISTING SURFACE WATER SEWER	REPORTS 4 PLANNING COPYRIGHT
	PCC MANHOLE	NOTES
	450Ø INSPECTION CHAMBER	1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.
	RODDING EYE	2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND CALCULATIONS ASSOCIATED WITH THIS PROJECT.
	SURFACE WATER SEWER	3. ALL BUILDING DRAINAGE TO BE INSTALLED AND TESTED IN COMPLIANCE WITH THE BUILDING REGULATIONS DRAINAGE AND WASTE DISPOSAL APPROVED DOCUMENT H 2015 EDITION.
	708x708x150 FORMPAVE DISTRIBUTION TANK	4. ALL COMPONENTS AND MATERIALS ARE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, AND LAID AND BACKFILLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE RELEVANT BRITISH STANDARDS.
	RAINWATER PIPE	5. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
	TANKED/SEALED 350mm THICK 200m² SUB-BASE STORAGE LAYER	6. SMALL LIGHTWEIGHT ACCESS COVERS SHOULD BE SECURED (FOR EXAMPLE WITH SCREWS) TO DETER UNAUTHORISED ACCESS.
FOUL WATER DRAINAGE		7. ALL ABOVE GROUND DRAINAGE TO INCORPORATE RODDING ACCESS FACILITIES.
	EXISTING FOUL MANHOLE	8. INSITU CONCRETE FOR USE IN GENERAL DRAINAGE WORKS. GRADE TO BS: 5328.
	EXISTING FOUL SEWER	9. FOR INTERNAL DRAINAGE POSITIONS REFER TO ARCHITECT'S CURRENT WORKING DRAWINGS.
	ADOPTABLE FOUL PCC MANHOLE	10. FOR LANDSCAPING SURFACE MATERIAL FINISHES REFER TO ARCHITECT'S CURRENT WORKING DRAWINGS.
	ADOPTABLE FOUL SEWER	11. ALL PIPES TO BE 100mm DIAMETER UNLESS NOTED OTHERWISE.
	EXISTING FOUL WATER SEWER TO BE ABANDONED.	12. ALL ADOPTABLE DRAINAGE WORK TO BE COMPLETED IN ACCORDANCE WITH SEWERS FOR ADOPTION 6TH EDITION AND TO THE SATISFACTION OF SOUTHERN WATER SERVICES LTD.
	450Ø INSPECTION CHAMBER	14. ALL WORK WITHIN THE PUBLIC HIGHWAY TO BE COMPLETED IN ACCORDANCE WITH WEST SUSSEX COUNTY COUNCIL HIGHWAY REQUIREMENTS AND SPECIFICATIONS.
	PRIVATE FOUL WATER SEWER	15. ALL IRONWORK WITHIN THE HIGHWAY AND PROPOSED ACCESS AND CARPARK TO BE 150mm THICK, CLASS D400.
	DRAINAGE POINT	16. THE FOUL AND SURFACE WATER SEWER CONNECTIONS ARE SUBJECT TO A SECTION 108 SEWER CONNECTION APPLICATION WITH SOUTHERN WATER SERVICES LTD.
		17. THE SUB-BASE ATTENUATION LAYER IS TO BE TANKED WITH AN IMPERMEABLE LINER TO PREVENT GROUNDWATER FROM ENTERING THE SYSTEM.



P5	NOTE 17 ADDED AND KEY UPDATED.	20.05.21	MGC
P4	AMENDED TO SUIT SOUTHERN WATER COMMENTS	22.02.21	MGC
P3	DRAINAGE AMENDED TO SUIT LLFA COMMENTS	15.01.21	MGC
P2	MANHOLE SCHEDULES ADDED	10.12.19	MGC
P1	PRELIMINARY ISSUE	04.12.19	MGC
REV	AMENDMENT	DATE	CHKD

REPORTS 4 PLANNING

A DIVISION OF BROWN FISHER ENVIRONMENTAL LLP

CLIENT

EMSDALE RESIDENTIAL LIMITED

PROJECT

MIXED USE DEVELOPMENT
46a - 47 PIER ROAD
LITTLEHAMPTON

DRAWING TITLE

DRAINAGE LAYOUT

CIVILS

SCALE

DRAWN BY

CHECKED

DATE

DRAWING NUMBER

REVISION

1174-1001-CIV-10

P5

TABLE A		
STORM EVENT (1 IN)	PRE-DEVELOPMENT FLOW RATE l/s	POST-DEVELOPMENT FLOW RATE l/s
1	7.0	1.9
30	16.7	2.0
100	20.9	2.0
100 + 40%CC	-	2.1

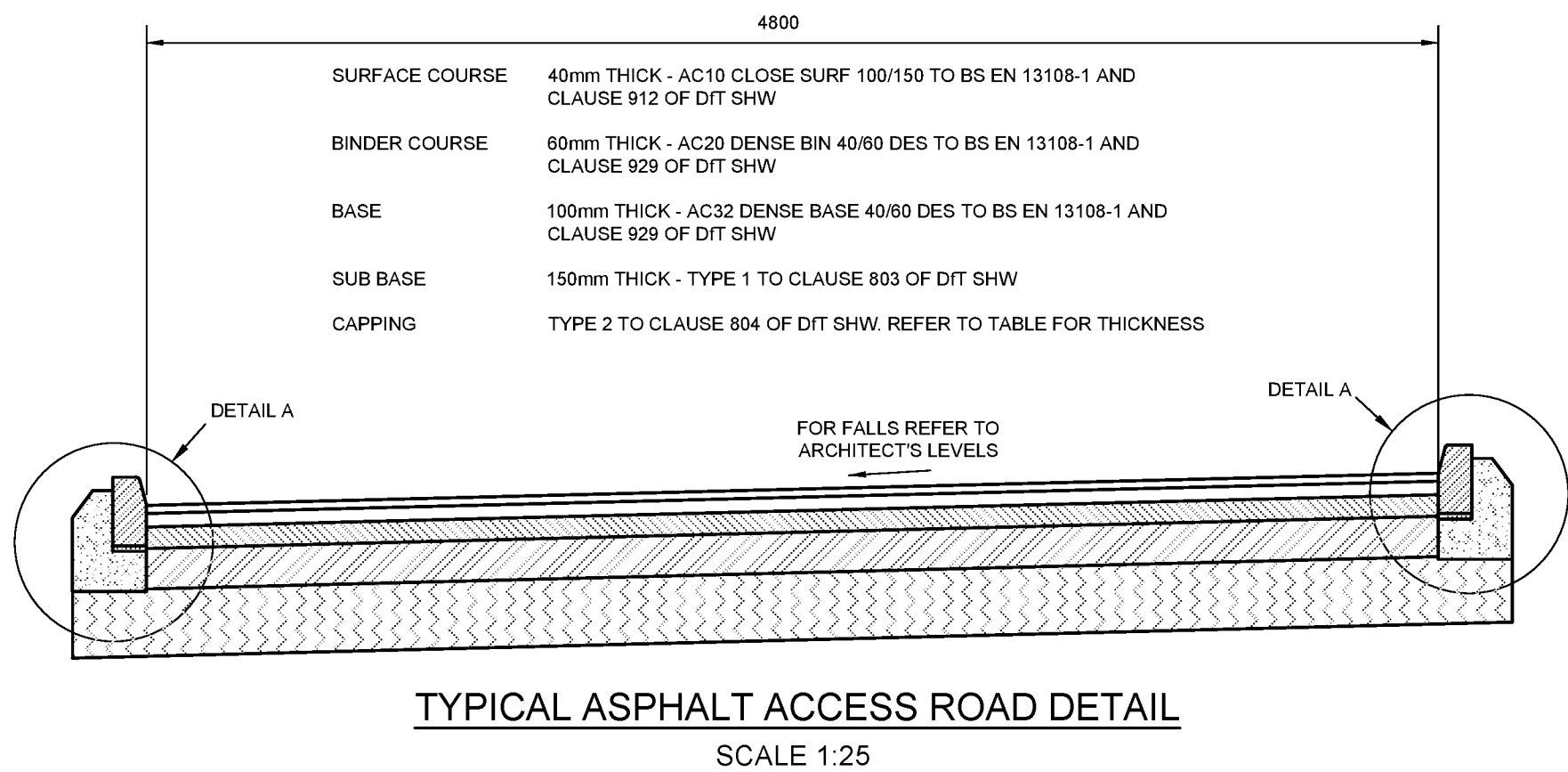
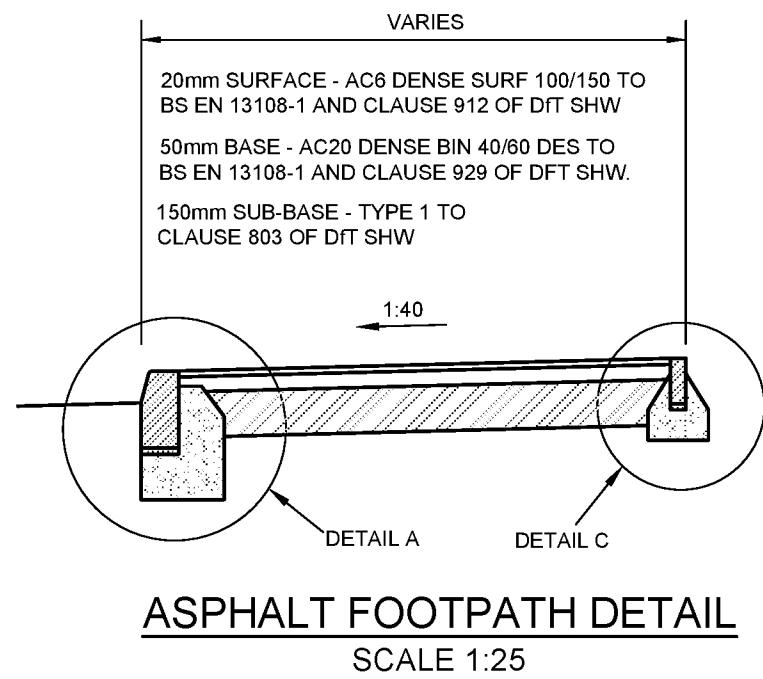
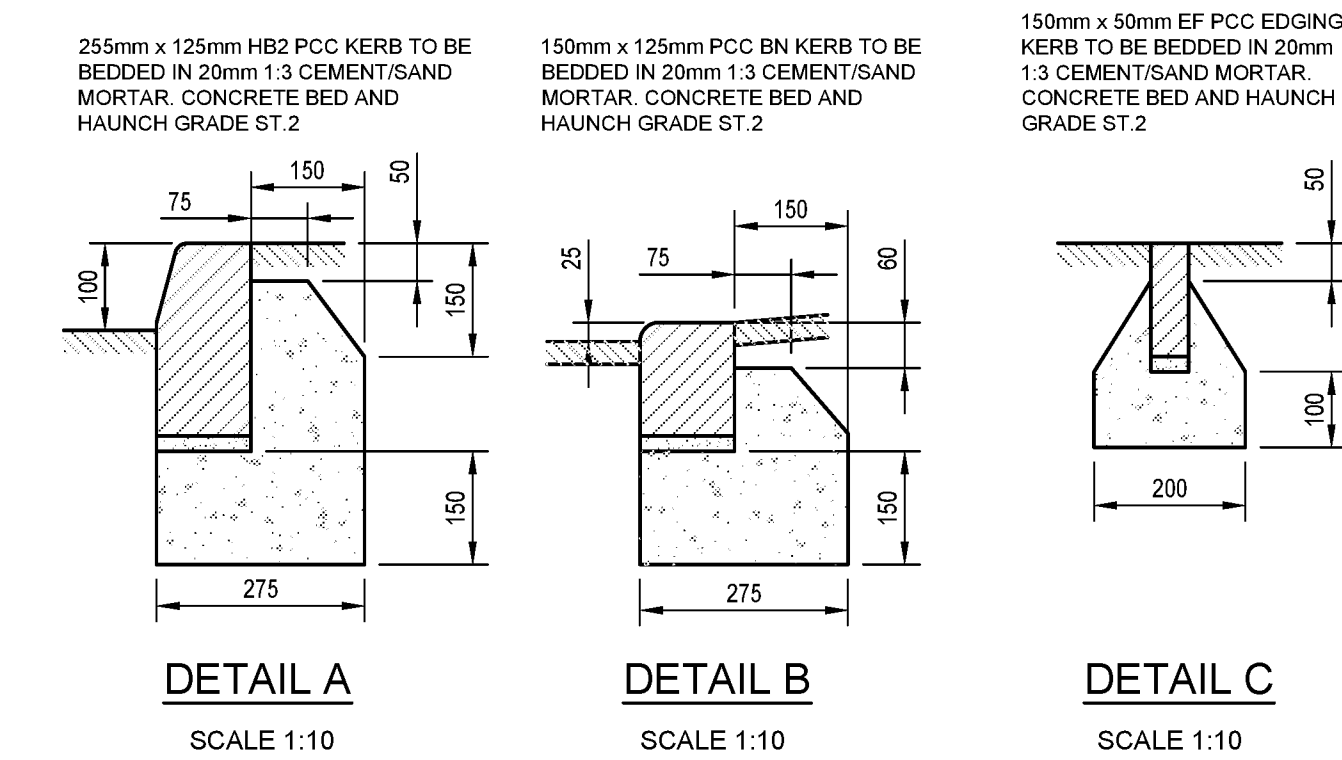
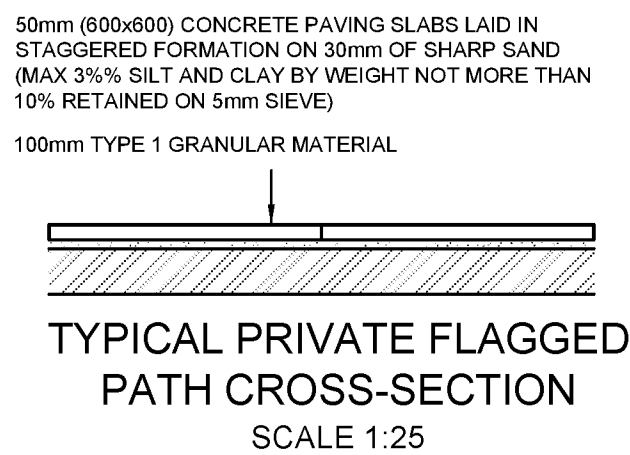
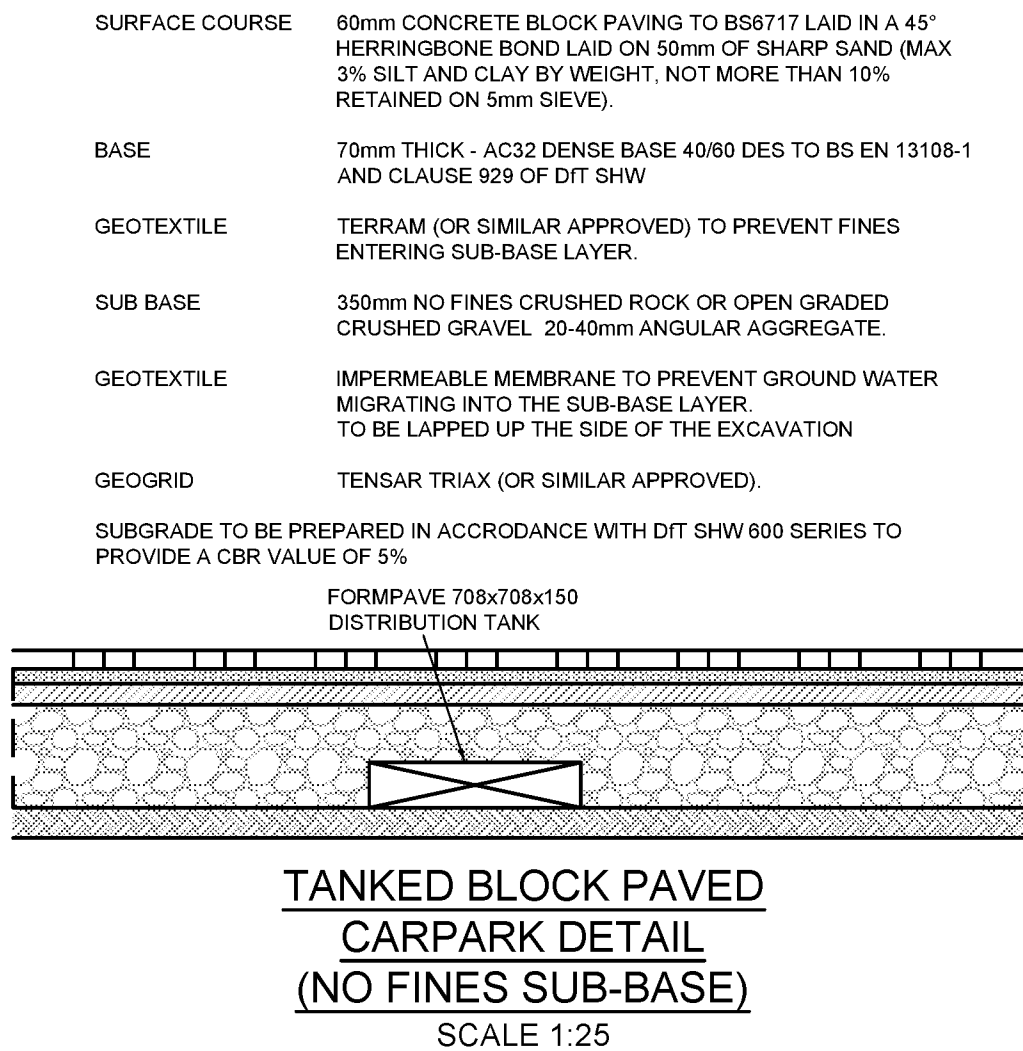


TABLE A						
SUB BASE AND CAPPING LAYERS						
SUB BASE THICKNESS (SUB-BASE ONLY OPTION)						
SHORT TERM						
CBR (%)	<2	2 to 3	>3 to <5	5 to <7	7 to 14	15+
MIW	500*	370*	290	220	180	140
CAPPING LAYER THICKNESS (SUB-BASE AND CAPPING OPTION - SUB-BASE TO BE 150mm)						
SHORT TERM						
CBR (%)	<2	2 to 3	>3 to <5	5 to <7	7 to 14	15+
MIW	400*	250*	180	180	0	0
NOTE S						
1. ON FROST SUSCEPTABLE SOILS A MINIMUM THICKNESS OF CARRIAGEWAY CONSTRUCTION OF 450MM IS REQUIRED. THE SUB-BASE THICKNESS MAY NEED TO BE INCREASED OR THE SUB-GRADE MADE NON-FROST SUSCEPTABLE BY STABILIZATION.						
2. * DENOTES THAT A NON-WOVEN GEO-TEXTILE IS REQUIRED AS A SEPERATION LAYER BETWEEN THE SUB-BASE AND SUB-GRADE						



- NOTES
- CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS
- DO NOT SCALE FROM THIS DRAWING
- REPORTS 4 PLANNING COPYRIGHT
1. ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND CALCULATIONS ASSOCIATED WITH THIS PROJECT.
3. ALL ADAPTABLE HIGHWAY WORKS ARE TO BE CARRIED OUT TO THE REQUIREMENTS AND FULL SATISFACTION OF WEST SUSSEX COUNTY COUNCIL.
4. ALL COMPONENTS AND MATERIALS ARE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, AND LAID AND BACKFILLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND THE RELEVANT BRITISH STANDARDS.
5. THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
6. FOR LANDSCAPING SURFACE MATERIAL FINISHES REFER TO ARCHITECT'S CURRENT WORKING DRAWINGS.

P2	POROUS CARPARK DETAIL AMENDED TO TANKED SYSTEM.	20.05.21	MGC
P1	PRELIMINARY ISSUE	10.12.19	MGC
REV	AMENDMENT	DATE	CHKD

DRAWING STATUS

PRELIMINARY

REPORTS 4 PLANNING

A DIVISION OF BROWN FISHER ENVIRONMENTAL LLP

CLIENT

EMSDALE RESIDENTIAL LIMITED

PROJECT

MIXED USE DEVELOPMENT
46a - 47 PIER ROAD
LITTLEHAMPTON

DRAWING TITLE

EXTERNAL WORKS
CONSTRUCTION DETAILS

CIVILS

SCALE	DRAWN BY	CHECKED	DATE
AS SHOWN	RAC	MGC	DEC 2019
DRAWING NUMBER	REVISION		
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