

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 May 2017 09:16
To: Planning Scanning
Subject: FW: LU/127/17/DOC - Discharge of drainage conditions

From: Anita Gardner
Sent: 16 May 2017 14:33
To: Planning.Responses
Subject: FW: LU/127/17/DOC - Discharge of drainage conditions

Please scan as a consultee response

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From: Paul Cann
Sent: 16 May 2017 14:17
To: Anita Gardner
Subject: RE: LU/127/17/DOC - Discharge of drainage conditions

Hi Anita

I am not familiar with past discussions regarding this development, that Tom may have had with yourself or the applicant, however, I can see from the correspondence below that Tom was requesting percolation test data.

From reading their geotechnical report, it appears that they have undertaken two percolation tests, one in TP1 and one TP2. It is noted that these have not been undertaken in the winter period and have only had one test done in each trial hole (as opposed to three in each). The results in TP1 are ok, whilst those in TP2 are not. The better result was achieved in the trial hole that penetrated the chalk layer (as you would expect).

At this stage, and with the information provided, it is not possible to dismiss the use of soakaways, and therefore I would suggest that more investigations are carried out with the excavation of further trial holes (at the location of potential soakaways and sufficiently penetrating the chalk layer), and further percolation tests undertaken, in the winter period.

Since winter is a long way off, they may wish to undertake these works now so we can get more idea of what test results to expect, bearing in mind they are likely to be worst in the winter. Although, this should not be treated as a replacement for winter testing. If they proceed with this idea, then they are advised to discuss this further with us, in order to agree the proposed trial hole locations/depths.

Once completed, we can then have more discussions with regards to the potential use of soakaways.

High groundwater is not thought to be an issue in this location, so should not affect any agreed soakaway design.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner
Sent: 15 May 2017 09:06
To: Paul Cann
Subject: FW: LU/127/17/DOC - Discharge of drainage conditions

Paul,
The above details have been submitted to accord with condition 4 of planning permission LU/173/16/PL. Can you advise if the submitted information is satisfactory in compliance with the condition?
Thanks
Anita

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From: Ben Hatt
Sent: 12 May 2017 15:15
To: Anita Gardner
Subject: RE: LU/127/17/DOC - Discharge of drainage conditions

Dear Anita,

We have today received the Geotechnical Assessment Report which I attach to this email. If you need anything further please let me know.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd

Millstream House
Parkside
Ringwood
BH24 3SG
Tel: 01425 462356
Mob: 07468 720030
www.planningissues.co.uk



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 12 May 2017 13:08
To: Ben Hatt
Subject: RE: LU/127/17/DOC - Discharge of drainage conditions

Dear Ben,

I refer to our correspondence regarding the drainage condition and note that to date no information has been submitted for consideration relating to drainage following the percolation tests. Can you let me know when they are likely to be received? Thanks

Anita

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From: Ben Hatt [REDACTED]
Sent: 21 April 2017 12:22
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of railings conditions

Dear Anita,

Thank you. I will email the percolation test to you as soon as I have them following completion and if you have any questions or need additional information regarding the recently submitted DOC application please let me know.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside
Ringwood
BH24 3SG
[REDACTED]



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 21 April 2017 11:49
To: Ben Hatt
Subject: RE: LU/62/17/DOC - Discharge of railings conditions

Dear Ben,
Please find attached decision letter
Regards
Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Ben Hatt [REDACTED]
Sent: 20 April 2017 10:13
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage /railings conditions

Dear Anita,

Thank you for confirming that, could you email a copy of the discharge letter once you have had a chance to write it?

Further to our recent correspondence regarding condition 4 (surface water drainage) of the above permission I write to confirm I am happy for this condition to be added to the recently submitted DOC application ref LU/127/17/DOC and that it can be withdrawn from DOC application ref LU/62/17/DOC. If you need anything further please let me know.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside
Ringwood
BH24 3SG
[REDACTED]



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 20 April 2017 09:44
To: Ben Hatt
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage /railings conditions

Dear Ben,
The railing details are acceptable and a decision should be issued later today.
Regards
Anita Gardner

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From: Ben Hatt [REDACTED]
Sent: 19 April 2017 15:55
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage /railings conditions

Dear Anita,

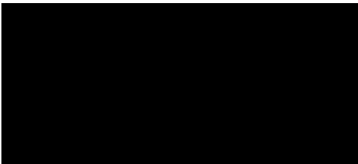
Thank you for confirming this, I look forward to hearing from you tomorrow once you have received the comments from the Conservation Officer. I am in a meeting from 11am until approximately 2pm so I will respond as soon as I am able.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside
Ringwood
BH24 3SG



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 19 April 2017 15:26
To: Ben Hatt
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage /railings conditions

Dear Ben,

The Interim Conservation Officer will let me have her comments by tomorrow lunchtime. The new DOC is likely to be checked tomorrow afternoon so her response will be received prior to registration. As discussed, I will let you know if she raises any concerns so that the condition can either be added to the new application or determined in its current form.

Regards

Anita Gardner

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From: Ben Hatt [REDACTED]
Sent: 18 April 2017 16:26
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Anita,

Perhaps we could have a chat about this tomorrow when you are back in the office before a final decision is reached. If I could ask you call me on my mobile when you are available tomorrow that would be appreciated.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside
Ringwood
BH24 3SG
[REDACTED]



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 18 April 2017 15:28
To: Ben Hatt
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Ben,

I have checked the reference you have given me. The DOC application is awaiting checking so I can request that the additional condition is added to it if you can confirm your agreement. I will amend the form accordingly. The application will not be advertised in a manner requiring a 'no decision before date'. The conditions can be determined at any time after registration provided the details are acceptable following receipt of any consultation responses if necessary. There should therefore be no additional delay to determination of the drainage condition. The application will not be registered before tomorrow afternoon so I would appreciate confirmation as to how you wish to proceed by then. I will be out of the office for the rest of the day and tomorrow morning, but will check my e-mails when I return.

Regards
Anita

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From: Ben Hatt [REDACTED]
Sent: 18 April 2017 15:01
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Anita,

Please find attached the acknowledgement letter which we received on the 13th April relating to the second DOC application which was submitted through the planning portal on 6th April in addition to this I sent a cover letter including the fee on 10th April which should be with you by now. I have also attached this for your reference. I am reluctant to agree to amend the second DOC application to include the drainage as the percolation testing is to take place 5 days from the deadline of the DOC application and to reapply could take up to 8 weeks. This would result in a 6 weeks delay in discharging this condition when if we take a more pragmatic approach and continue with this DOC application would save a considerable amount of time (6 weeks). I am more than happy to agree an extension to the present DOC application to allow you time to assess the results of the percolation tests but am reluctant to add the drainage condition to the second DOC application (LU/127/17/DOC) due to the additional length of time it would take to determine.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside

Ringwood
BH24 3SG



From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 18 April 2017 14:33
To: Ben Hatt
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Ben,

I am reluctant to agree to an extension of time when as far as I am aware there is another application awaiting registration which could be amended to include the drainage condition without requiring an additional fee. I haven't received another DOC application on the site so I am assuming that the new application submitted via the planning portal, to discharge other conditions is still not registered or am I incorrect?

Anita

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From: Ben Hatt [redacted]
Sent: 18 April 2017 14:25
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Anita,

Thank you for your email regarding the DOC application. In light of the date of the percolation testing can we agree to extend the DOC application to allow you time to assess the findings? This seems a much more logical approach than refusing the current DOC and submitting a new application along with an additional fee. I look forward to hearing from you.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside
Ringwood



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 18 April 2017 13:24
To: Ben Hatt
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Ben,

The above application expires on 21-04-2017, prior to the percolation testing taking place, therefore I would suggest that the drainage condition is included in the new DOC application submitted via the planning portal. It is my intention to refuse the above DOC application by the end of this week on the basis of the information currently submitted.

Regards

Anita Gardner

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From: Ben Hatt [REDACTED]
Sent: 10 April 2017 15:06
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Hi Anita,

Further to your email below the Percolation Testing is to take place on 26th April and once I have the results I will forward them onto to you asap. In addition to this we have submitted an additional discharge of conditions application on the planning portal (ref PP-05975659) for conditions 3,8,9, and 12. The cheque for the fee of £97 is in the post and will be with you shortly. If you need any further information or have any questions please let me know.

Kind Regards

Ben

Ben Hatt
Associate Planner

Planning Issues Ltd
Millstream House
Parkside
Ringwood
BH24 3SG



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 22 March 2017 15:37
To: Ben Hatt
Subject: FW: LU/62/17/DOC - Discharge of surface water drainage condition

Hi Ben,
Please see response below to the additional information from our engineer. Percolation test results are still required.
Regards
Anita

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From: Thomas Callaway
Sent: 22 March 2017 15:28
To: Anita Gardner
Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Hi Anita

Groundwater appears to be low and percolation tests have not been done. We need percolation test results prior to considering discharging to the sewer.

Regards

Tom Callaway

Thomas Callaway | Drainage & Coastal Engineer, Engineering Services, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner
Sent: 22 March 2017 12:32

To: Thomas Callaway

Subject: FW: LU/62/17/DOC - Discharge of surface water drainage condition

Hi Tom,

Please see attached additional information submitted in response to your earlier comments

Regards

Anita

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From: Ben Hatt

Sent: 22 March

To: Anita Gardner

Subject: RE: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Anita,

Please find attached the ground investigation report and tree plan which shows the extent of the root protection zones to prove that soakaways are not viable. If you require anything further please let me know.

Kind Regards

Ben

Ben Hatt

Associate Planner

Planning Issues Ltd

Millstream House

Parkside

Ringwood

BH24 3SG



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 17 March 2017 13:37

To: Ben Hatt

Subject: LU/62/17/DOC - Discharge of surface water drainage condition

Dear Ben,

Please find attached a copy of the Engineer's comments. Can you let me have details to prove that soakaways are not viable? I would appreciate receipt within the next 2 weeks.

Regards

Anita

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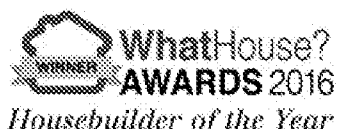
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