

Karen Parsons

From: Anita Gardner
Sent: 31 January 2019 15:08
To: Karen Parsons
Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Please can this EOT be rcorde

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: David Harman [REDACTED]
Sent: 31 January 2019 15:04
To: Anita Gardner
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Anita,

Yes please proceed

Regards

David Harman for
Allan B. Matthews R.I.B.A
Chartered Architect
37 Fore Street
Bovey Tracey
Devon TQ13 9AD
[REDACTED]

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: Thursday, 31 January, 2019 14:47
To: David Harman [REDACTED]
Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear David,

Please see the comments below from our drainage engineer. Will you now agree to the imposition of the pre commencement drainage conditions?

Would you also agree to an extension of time until 04-02-2019 to allow for me to pass through my officer report for consideration n by my Team Leader?

Regards

Anita Gardner

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From: Laura Gibbons

Sent: 31 January 2019 14:33

To: Anita Gardner

Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Hi Anita,

Sorry for the delay in response.

The proposed work is for an increase in building footprint and for an increase in hard standing area. It has not been proven that infiltration works, this could have a significant impact on the proposals. Therefore, I would not be happy with changing to pre-occupation.

Our mapping shows there is a watercourse in the vicinity, although it does not lie within the site boundary. The reason I requested this condition was because if infiltration isn't viable this is the next preferred method for surface water disposal.

Kind Regards,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk

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From: Anita Gardner

Sent: 29 January 2019 13:27

To: Laura Gibbons

Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Laura,

Please see the e-mail below from the agent

Are you happy with these comments?

Regards

Anita



From: David Harman [REDACTED]
Sent: 29 January 2019 12:06
To: Anita Gardner
Cc: 'BURRELL Peter'
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Anita,

Condition 1 – See attached drawing. The existing site surface water currently drains offsite to mains drainage and is historically established. We propose for the new additional hard paved area to be taken to a new soakaway.

The condition should relate to the design of the new soakaway and that the details shall be approved by the Local Planning Authority 'prior to the first occupation of the development' (not pre start of development).

Condition 2 – This relates to water courses which is not relevant to this site.

Regards

David Harman for
Allan B. Matthews R.I.B.A
Chartered Architect
37 Fore Street
Bovey Tracey
Devon TQ13 9AD

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: Tuesday, 29 January, 2019 09:41
To: David Harman [REDACTED]
Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear David,

Please see our engineer Laura Gibbon's e-mail below. Are you able to provide additional information at this stage to offset imposition of the conditions?

We also need to agree to a further extension of time if we cannot reach a resolution by lunchtime today

Regards

Anita



From: Laura Gibbons [REDACTED]
Sent: 29 January 2019 09:11
To: Anita Gardner
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Hi Anita,

Thanks for the email. Without details of what the existing drainage is I am not keen to remove my request for this condition. Surface water flooding is prevalent in this area. We are looking for betterment or certainly at least reassurances that the drainage arrangement as is isn't contributing to the flooding problems.

Kind Regards,



Laura Gibbons

Chichester District Council



From: Paul Cann [REDACTED]
Sent: 28 January 2019 08:57
To: Anita Gardner
Cc: Laura Gibbons
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Hi Anita

As Laura is familiar with the site, probably best that she replies. She is working at Chi DC tomorrow, so I have copied her in to this, so she can respond.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)



From: Anita Gardner
Sent: 25 January 2019 16:52
To: Paul Cann
Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Hi Paul,
In Laura's absence are you able to let me have your comments on the need for any drainage conditions on this site?
Thanks
Anita

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From: Anita Gardner
Sent: 25 January 2019 14:30
To: Laura Gibbons
Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear Laura,
Please see the e-mail correspondence below. On the basis of the agent's e-mail do the conditions requested need r to be imposed?
Thanks
Anita

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From: David Harman [REDACTED]
Sent: 25 January 2019 13:49
To: Anita Gardner
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear Anita,

This is a sales building replacement scheme only and not a full redevelopment so the Surface water drainage system is to be as existing.

Regards

David Harman for
Ailan B. Matthews R.I.B.A
Chartered Architect

37 Fore Street
Bovey Tracey
Devon TQ13 9AD

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: Thursday, 24 January, 2019 15:22
To: 'David Harman'
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear David,
Thank you.

As you may have seen on our web site our Drainage Engineer is requesting the imposition of 2 conditions. I am sure you are aware from 1 October 2018 section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

In accordance with section 100ZA(5) I would appreciate your written agreement, to the imposition of the following pre-commencement conditions :

1)Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

and

2)The development shall not commence until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

I would also appreciate your agreement to an extension of time on the application until 16-01-2018 to allow for receipt and processing of your response and writing up and sign off of the application report.

Regards
Anita Gardner

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From: David Harman [REDACTED]
Sent: 24 January 2019 13:34
To: Anita Gardner
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Anita,

Yes ok that will be fine

Regards

David Harman for
Allan B. Matthews R.I.B.A
Chartered Architect
37 Fore Street
Bovey Tracey
Devon TQ13 9AD

[REDACTED]

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: Thursday, 24 January 2019 13:17
To: 'David Harman' [REDACTED]
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear David,

The Environmental Health response is still outstanding,. Given the length of time the reply has taken I have spoken with my Team Leader today and it has been agreed that I can progress the application without receipt of their response. I would therefore appreciate your agreement to a further extension of time until next Tuesday 29-01-2019 to allow time for me to write the report and for it to be signed off.

Regards
Anita

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From: David Harman (Allan B Matthews) [REDACTED]
Sent: 24 January 2019 13:06
To: Anita Gardner
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Anita,

Do you have any updates on this?

Regards

David Harman for
Allan B. Matthews R.I.B.A
Chartered Architect
37 Fore Street
Bovey Tracey
Devon TQ13 9AD

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: Monday, 14 January 2019 11:55
To: 'David Harman' [REDACTED]
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear David,

Thank you for your response. Your comments will be uploaded against the current application. I have chased environmental health for a response again today since this still remains outstanding. I would be grateful if you would agree to a further one week extension of time on the application until 23-01-2019 to allow for receipt of their comments

Regards
Anita Gardner

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From: David Harman ([REDACTED])
Sent: 02 January 2019 15:51
To: Anita Gardner
Subject: FW: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Anita,

Regarding the Staff parking and Cycle racks. We have limited space on this site, but staff can use the delivery bay area for parking when not in use. With the site being situated on the busy A259 we feel cycle racks would not be used sufficiently to justify them.

Regards

David Harman for
Allan B. Matthews R.I.B.A
Chartered Architect
37 Fore Street
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From: David Harman ([REDACTED])
Sent: Wednesday, 19 December, 2018 15:44
To: 'Anita Gardner'
Subject: RE: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Anita,

We agree to the extension of time.

In regard to the Highways comments I will come back to you asap.

Regards

David Harman for
Allan B. Matthews R.I.B.A
Chartered Architect
37 Fore Street
Bovey Tracey
Devon TQ13 9AD

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: Wednesday, 19 December, 2018 14:29
To: David Harman [REDACTED]
Subject: LU/314/18/PL Shell Eastfield, Worthing Road, Littlehampton

Dear David,

I have started looking through this application and it is apparent that the environmental health officer's comments are still outstanding. I have sent a chase up e-mail, but doubt that I will receive a response before the end of the year. I am therefore requesting your agreement to an extension of time on the application until 16-01-2018. Please can you confirm your agreement by return?

In addition County Highways have asked for confirmation of the following:

- Will any dedicated staff parking be provided?
- Will bicycle parking be included?

Regards

Anita Gardner

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