

[REDACTED]

From: Aarti O'Leary [REDACTED]
Sent: 28 May 2019 14:30
To: Stuart Corbey
Cc: Serena Page
Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Hi Stuart

Thank you for your email. Please take this response as confirmation to our agreement to an extension of time until 31st May 2019.

We look forward to hearing from you regarding the proposed Drainage Strategy and suggested conditions.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB

[REDACTED]
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From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Sent: 28 May 2019 12:05
To: Aarti O'Leary [REDACTED]
Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Aarti,

I have approached Laura Gibbins to gain her acceptance on the drainage issues before coming back to you.

A written acceptance to an extension of time to allow for a decision on 31st May would be helpful.

Thanks

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Aarti O'Leary [REDACTED]
Sent: 28 May 2019 09:19
To: Laura Gibbins
Cc: Stuart Corbey; Serena Page
Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL
Importance: High

Hi Stuart

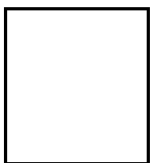
Further to the voicemail message I have just left you, I would be grateful if we could talk through the application, and in particular the further revised Drainage Strategy and proposed conditions (as set out in my email of 23rd May 2019).

The applicant is keen to get the application determined by the target determination date of 31st May 2019.

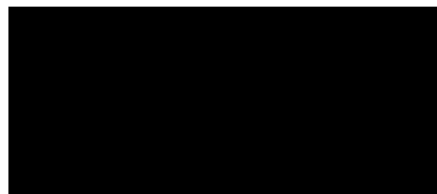
We look forward to hearing from you shortly.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
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From: Aarti O'Leary
Sent: 23 May 2019 09:17
To: 'Laura Gibbins' <Laura.Gibbons@arun.gov.uk>
Cc: Stuart Corbey <Stuart.Corbey@arun.gov.uk>; Serena Page [REDACTED]
Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Hi Laura

Please find attached an updated Drainage Report that addresses the matters raised in your email of 20th May 2019.

Also attached is a drawing showing the extent of the proposed surfacing works.

Further to our telephone conversation on 20th May 2019, we would be grateful if you could confirm that you would be content for the winter groundwater monitoring requirement to be addressed by the following conditions:

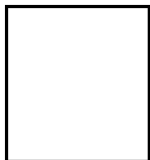
1. Prior to the proposed surfacing works shown on plan reference DBN3-SMR-00-ZZ-DR-A-2009-S3-P1, winter groundwater monitoring to be undertaken to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved. The monitoring results and any necessary amendment to the proposed drainage strategy to be submitted to the local planning authority.
2. Until such time as the proposed surfacing works can commence pursuant to Condition 1, a temporary van staging area comprising temporary roadway aluminium mats to be utilised.
3. The approved drainage system to be installed in accordance with the details contained in the approved Drainage Strategy updated as necessary following winter ground water monitoring pursuant to Condition 1.

We trust that the updated Drainage Report now addresses all the matters raised with regard to the proposed drainage strategy and that we can reach agreement on the proposed conditions to enable the application to be determined favourably.

We look forward to hearing from you on these matters.

Kind Regards

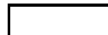
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Sent: 20 May 2019 13:45

To: Aarti O'Leary

Cc: Stuart Corbey <Stuart.Corbey@arun.gov.uk>; Serena Page

Subject: RE: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Hi Aarti,

I have looked through the updated surface water drainage strategy and have the following comments:

1. Worst case infiltration test results should be used in design, not an average.
2. What is the lifetime of the development, if it is over 40 years a 40% allowance for climate change should be utilised.
3. Safety factor of 4 is required, not 3.
4. Catchpits should be provided upstream of all connections to soakaways.

5. Please provide invert and cover levels on plan of inspection chambers/manholes.

I will have to discuss the proposals with Stuart when he returns.

Thanks,

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
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Save the environment - think before you print.

From: Aarti O'Leary [REDACTED]
Sent: 15 May 2019 09:53
To: Laura Gibbons
Cc: Stuart Corbey; Serena Page
Subject: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Dear Laura

Further to the consultation responses submitted in respect of the above application, infiltration testing has been undertaken at the application site, and the results have been used to amend the proposed drainage strategy to serve the proposed development.

Accordingly, please find attached revised versions of the Flood Risk Assessment and Drainage Strategy Report, which both now include details of the revised strategy.

In summary, it is now proposed to use soakaways to drain the increased area of hardstanding, which amounts to an area of 789sqm (a modest 3% increase to the existing impermeable area on the site).

We understand from your conversation with the applicant's Drainage Consultant on Monday 13th May 2019, that you would still require winter groundwater monitoring to be undertaken to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved, and would seek for this to be added as a condition on any grant of planning permission for the proposed development.

We wish to discuss the wording of the condition with you to allow for the project timetable to be protected.

We would suggest two linked conditions as follows:

1. Prior to first use of the approved development the surface water drainage system to be installed in accordance with the details contained in "Drainage Strategy Report: Littlehampton, Land at Watermead Business Park" dated 14 May 2019 prepared by Pinnacle Consulting Engineers";
2. Winter groundwater monitoring to be undertaken at the earliest appropriate opportunity following commencement of development to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved. The monitoring results and any necessary amendment to the approved drainage strategy to be submitted to the local planning authority, and the drainage system to be amended, as necessary.

I will call you shortly to discuss the revised strategy and the proposed conditions above, with a view to agreeing a way forward that would allow the application to be determined by its 21st May 2019 target date.

Kind Regards

Aarti O'Leary
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