





From: Laura Gibbons
Sent: 20 May 2019 15:41
To: Stuart Corbey
Subject: RE: M/143/18/PL

Hi Stuart,

My request for a condition still applies (repeated below for convenience). We do not accept water butts as part of design as water demand is less in the winter when more rain typically falls and they are often neglected.

Infiltration must be investigated.

PCENG02:

"Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

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 the accompanying informative (INFORMD)

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers."

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

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
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Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: Stuart Corbey
Sent: 10 May 2019 14:45
To: Laura Gibbons
Subject: FW: M/143/18/PL

Is this attached something you'd be interested seen before determination of the application?

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: mark gibbens [REDACTED]
Sent: 02 May 2019 17:05
To: Stuart Corbey
Subject: Re: M/143/18/PL

Hi Stuart,

Please see the amended Flood Risk Report and appendices attached for Environment Agency Approval.

Many Thanks!

Kind Regards

Mark Gibbens [REDACTED]

for and on behalf of

Look. design + build

www.lookdesignandbuild.co.uk



On Tue, Apr 23, 2019 at 3:53 PM mark gibbens [REDACTED] wrote:

Thank you.

Kind Regards

Mark Gibbens [REDACTED]

for and on behalf of

Look. design + build

Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN

www.lookdesignandbuild.co.uk



On Tue, Apr 23, 2019 at 3:02 PM Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Mark,

Until this information has been submitted and on the proviso that the site can be deliverable subject to mitigation measures & EA's support, the LPA can most likely support the proposal.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](http://www.arundistrictcouncil.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: mark gibbens [REDACTED]
Sent: 23 April 2019 14:39
To: Stuart Corbey
Subject: Re: M/143/18/PL

Hi Stuart,

The Flood Risk Assessment is currently being updated and should be with us by the end of the week. Yes, an extension until the 10th May would be acceptable. Can we assume you are in support of the application...?

Kind Regards

Mark Gibbens [REDACTED]

for and on behalf of

Look. design + build

Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN



www.lookdesignandbuild.co.uk



On Tue, Apr 23, 2019 at 2:28 PM Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Thank you Mark for your previous email.

Could we take the opportunity and review where we are and work towards an extension of time agreement?

Shall we propose Friday 10th May?

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre,
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From: mark gibbens [REDACTED]
Sent: 12 April 2019 14:30
To: Stuart Corbey
Subject: Re: M/143/18/PL

Hi Stuart,

Thanks for the update. Have passed this on the the FRA provider. Will be in touch asap.

Kind Regards

Mark Gibbens [REDACTED]

for and on behalf of

Look. design + build

Forum House, Stirling Road, Chichester, West Sussex, PO19 7DN



www.lookdesignandbuild.co.uk



On Fri, Apr 12, 2019 at 2:23 PM Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Hi Mark,

EA have responded.

Please can you correspond directly with them to satisfy what level of information they wish to see or order to satisfy their concerns.

Kind regards

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

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From: Greenwood, Suz K [REDACTED]
Sent: 09 April 2019 13:26
To: Stuart Corbey
Subject: RE: FAO: Amanda Scholes - M/143/18/PL

HI

I have just sent a formal response to your generic email account. I am afraid it is an objection due to insufficient information in the FRA.

Thanks

Suz

Suz Greenwood

Planning Advisor

Sustainable Places

Solent and South Downs

My working days are Tuesday, Wednesday & Thursday 9 – 15

We offer a cost recovery service for bespoke pre-application advice. For more information go to:
gov.uk or email.us

From: Stuart Corbey [mailto:Stuart.Corbey@arun.gov.uk]

Sent: 04 April 2019 18:23

To: Greenwood, Suz K [REDACTED]

Subject: : FAO: Amanda Scholes - M/143/18/PL

Hi Suz,

Can you help I want to see where you guys are with a response on this one above? Your input would be so welcome as we stuck with moving the decision on in the absence of the EA's comments.

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

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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: Stuart Corbey

Sent: 19 March 2019 17:27

[REDACTED]
Subject: FAO: Amanda Scholes - M/143/18/PL

Amanda have you now been able to see the available documents on the above application now?

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

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