

[REDACTED]

From: Anita Gardner [REDACTED]
Sent: 02 June 2020 16:26
To: Planning.Responses [REDACTED]
Subject: FW: Planning Consultation on M/28/20/DOC

Please scan as correspondence with agent

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

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From: Anita Gardner
Sent: 02 June 2020 16:25
To: [REDACTED]
Subject: FW: Planning Consultation on M/28/20/DOC

Dear Mr Smith,

Please see the comments of our Drainage Engineers below.

Can you advise of the likely timeframe for receipt of the additional information requested and how you wish to proceed? I would suggest that unless the outstanding information can be provided within the next 2 weeks the application should be withdrawn and re-submitted at a later date. Unfortunately, unless the information is received within 2 weeks the application is likely to be refused.

Regards
Anita Gardner

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

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Engineers comments;

The level of detail supplied is currently insufficient to enable the discharge of conditions 11, 13 or 14.

Firstly, we need to be sure that shallow infiltration is not possible, as part of an overall scheme. Please provide a plan showing all the groundwater monitoring point locations and the monitoring results for all, not just WS02. Achieving 1m freeboard between the base of structures and the peak recorded groundwater level is not a requirement in this particular area, so long as the base is above the peak recorded level. This information will dictate as to whether shallow winter infiltration testing will be required.

Regarding the ditches on the southern boundary, it is very likely that these will need improvements and I suggest a meeting takes place on site to look at these. Land Drainage Consent will be required for any alterations to them, including culverting and any discharge structures. This will all need to be fully detailed on the drawings.

Once we have agreed the scheme principles, fully detailed plans will be required to include pipe/structure, cover levels/invert levels/base levels/diameters/gradients, etc, along with fully detailed construction drawings for all drainage elements. Please note that open suds features should be employed where possible. The current arrangement of crates is currently not desirable, since they have been arranged in manner as to use almost every piece of available space outside the root protection zones (zones will need to be confirmed), rather than achieve a more practical layout whereby membranes can be wrapped around the crates in a more suitable manner ie. reduce the number of corners. Please note that our tree officer will need to be involved in discussions in this respect due to protect the trees and the crates. Permeable paving will need to be employed where ever possible.

The maintenance manual can be commented upon, once the fundamentals have been agreed.

The applicant should also provide topographical evidence to show that no overland/exceedance run off flows from the field to the north will have any detrimental effect on the development/suds.