

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 July 2020 08:44
To: Planning Scanning
Subject: FW: Planning Consultation on M/28/20/DOC

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 July 2020 08:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on M/28/20/DOC

Please scan as correspondence with agent

Anita Gardner
Principal Planning Officer,
Directorate of Place



T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Anita Gardner
Sent: 15 July 2020 17:56
To: Nik Smith [REDACTED]
Subject: RE: Planning Consultation on M/28/20/DOC

Hi Nik,

Yes I did receive your e-mail and additional details which I forwarded onto Engineers.

The Engineer who was dealing with this site is on leave this week so I don't expect a response until the middle of next week at the earliest.

Regards

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Nik Smith [REDACTED]
Sent: 15 July 2020 17:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on M/28/20/DOC

Hi Anita,

I hope you're well. I wanted just to make sure that you received the email below.

With thanks,

Nik

From: Nik Smith
Sent: 11 July 2020 08:48
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on M/28/20/DOC

Dear Anita,

Please see attached updated material to support the application pursuant to the remaining drainage conditions. We will also submit a Land Drainage Consent form to West Sussex Flood Risk Partnership.

I would be grateful if you could confirm receipt.

With thanks,

Nik

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 01 July 2020 15:24
To: Nik Smith [REDACTED]
Subject: RE: Planning Consultation on M/28/20/DOC

Dear Nik,

I understand your engineer has met with our Engineer on site and accordingly we are still awaiting receipt of additional information. The current EOT expires on 08-07-2020. I would appreciate your agreement to a further EOT until 27-07-2020 to allow for receipt and re-consultation and receipt of response.

Unfortunately if we cannot agree to the EOT a refusal will be issued on the application by 08-07-2020 and if an EOT extension is agreed and no information is received by 13-07-2020 the application will also be refused.

Regards

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: Anita.Gardner@arun.gov.uk

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From: Nik Smith [REDACTED]
Sent: 15 June 2020 13:50
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on M/28/20/DOC

Many thanks all. If you could provide me with contact details for Paul, I will direct our engineer towards him.

With thanks,

Nik

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 15 June 2020 13:42
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Nik Smith <[REDACTED]>
Subject: RE: Planning Consultation on M/28/20/DOC

Hi Anita,

Forgive me if I'm wrong, but I believe Paul provided these comments? I'm afraid I can not offer any explanation as to why the engineer could not get through to me, apart from misspelling my name as a possibility? My work mobile has bitten the dust, but the landline redirects to my personal mobile.

In any case, I do not think I am in a position to be able to answer questions on all of these points as I do not believe I provided the consultation. I am happy to give general guidance, however for site meetings and agreement on the details, Paul will have to be contacted. I am sure you are aware he is on leave this week, returning on Monday 22/6/2020.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineers

T: 01903 737815
E: sarah.burrow@arun.gov.uk

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 15 June 2020 13:30
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Cc: Nik Smith <[REDACTED]>
Subject: FW: Planning Consultation on M/28/20/DOC

Hi Sarah,
Please see comments from the applicant's drainage engineer. They have tried to contact you directly without success. Can you let me have your comments and copy them into any response.
Thanks
Anita

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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From: Nik Smith <[REDACTED]>
Sent: 15 June 2020 11:00
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Andrew Dannatt <[REDACTED]>; Will Anstey <[REDACTED]>
Subject: RE: Planning Consultation on M/28/20/DOC

Hi Anita,

The applicant's drainage engineer wrote to Sarah Burrows using the address that Juan gave me, but it bounced back as 'no longer valid'. Is there a different email address, or an alternative contact that they should approach?

With thanks,

Nik

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 June 2020 15:16
To: Nik Smith <[REDACTED]>
Subject: FW: Planning Consultation on M/28/20/DOC

Hi Nik,
Given that discussions with Engineers are ongoing can we agree to an EOT until 08-07-2020 to allow for receipt of additional information , re-consultation and response?
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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From: Nik Smith [REDACTED]
Sent: 02 June 2020 16:48
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on M/28/20/DOC

Hi Anita,

Thank you for sending these comments through. We will review them and come back to you as soon as possible.

Please could you provide contact details for the drainage engineer who provided the comments? It may be helpful for the two specialists to talk some of the points through on the phone.

On timescales, I understand that you will want to determine the application within the determination period. I would anticipate that my client will be open to extending that by agreement, if necessary. Given that the application was validated on 23rd April (I know that you explained that your colleagues in the drainage team had a backlog), I think that would be a fair and reasonable approach, if required.

With thanks,

Nik

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 02 June 2020 16:25
To: Nik Smith [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.

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