

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 December 2021 08:40
To: Planning Scanning
Subject: FW: Planning Consultation on: P/147/21/RES

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Sarah Burrow [REDACTED]
Sent: 30 November 2021 10:25
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: P/147/21/RES

Engineers Comments Regarding Surface Water Drainage

No surface water drainage information has been supplied as part of this reserved matters application. We are pleased to see that the 3m easement has been shown from the watercourse on the southern boundary on the site plans. However, please can the applicant clarify that the easement is shown from the top of bank rather than the watercourse itself. The Proposed Site Plan RevE appears to show the easement from the base of the watercourse. We expect the easement to be from the top of the bank to allow access for maintenance. If the easement lines are adjusted to reflect this then the lengths of the gardens may be reduced.

The applicant is reminded that there are three pre-commencement conditions (9, 10 and 11) relating to surface water drainage on application P/116/19/OUT. A stipulation of Condition 9 is that the applicant undertakes winter groundwater monitoring and winter infiltration testing to support the drainage design. The applicant is encouraged to contact this department before undertaking these works to agree the level of monitoring and testing required (including test depths). Failing to agree the site investigations in advance can lead to significant delays (another winter) if the groundwater monitoring and/or infiltration testing is inadequate or insufficient.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services



Current working pattern: Monday-Wednesday 8am-2:30pm, Thursday 8am-5pm, Friday 8am-11:30am.

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From: Planning.Responses [REDACTED]
Sent: 22 October 2021 13:46
To: Land Drainage [REDACTED] >
Subject: Planning Consultation on: P/147/21/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: P/147/21/RES
Registered: 22nd October 2021
Site Address: Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
Grid Reference: 489528 99491
Description of Works: Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 25th November 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

[REDACTED]

[REDACTED]

PLCONSULT (ODS) 2020