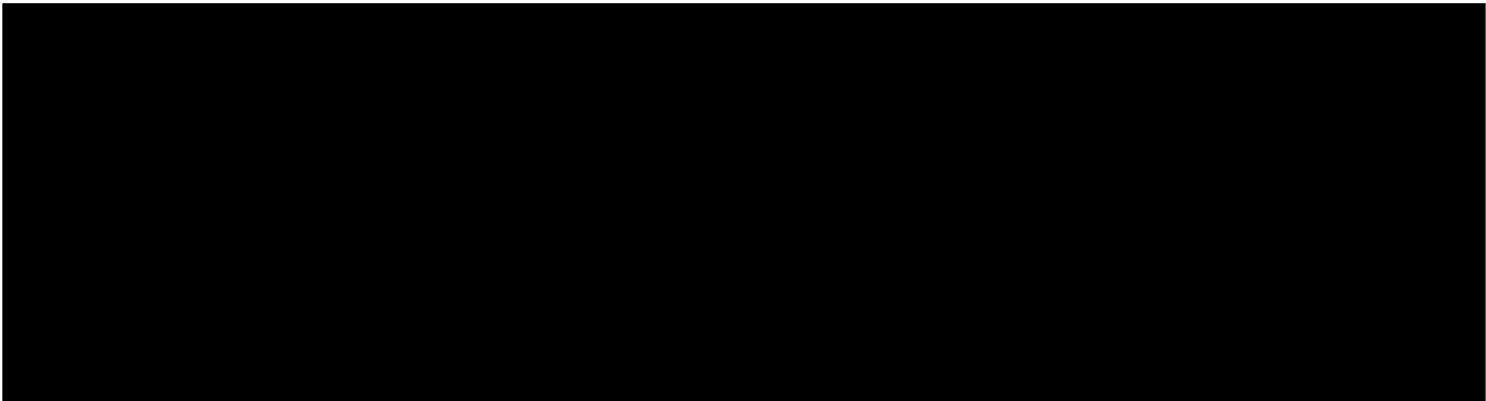




From: Glynn Curtis [REDACTED]
Sent: 13 May 2021 14:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Neil Cairns [REDACTED]
Subject: RE: P/38/21/PL - Little Sefter Planning Application

Hi Simon,

Thank you for your email, I understand the reasonings and we confirm agreement to a further extension of time as suggested.

Will your report still be ready to review on the 18th May as originally intended?

Regards

Glynn Curtis MCIAT

[REDACTED]
For and on behalf of
Curtis Leeves Technical Ltd.

Unit 2A Sindles Farm
Aldsworth
Emsworth
PO10 8QS.

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 May 2021 13:27
To: Glynn Curtis [REDACTED]
Subject: RE: P/38/21/PL - Little Sefter Planning Application

Dear Glynn,

I am sorry to report that the proposed Committee Meeting on the 26th May has been cancelled and it is proposed instead to take the application to our June 23rd Meeting.

I have not been given the full reasons for this decision but I believe that it is likely as a result of concerns as to the validity of virtual meetings following a recent high court case. Here is a link to a recent article on this in case you are interested - <https://www.savills.co.uk/insight-and-opinion/savills-news/313619-0/high-court-ruling-on-virtual-council-meetings>

In short, the previous temporary Government rules on virtual meetings has expired and so there is a risk that decisions taken at virtual meetings in the future could be challenged. I believe that the 26/06/21 Meeting will be a physical meeting at the Council Offices – unless the Government introduce new legislation allowing virtual meetings to continue in the future.

I therefore write to request that you agree to a further Extension of Time until the 28th of June 2001. Please let me know if you can agree to this.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Glynn Curtis [REDACTED]

Sent: 07 May 2021 16:32

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: P/38/21/PL - Little Sefter Planning Application - Proposed Drainage Condition

Hi Simon,

Thanks for coming back on this - we agree to the amended condition.

Regards

Glynn Curtis MCIAT

[REDACTED]
For and on behalf of
Curtis Leves Technical Ltd.

Unit 2A Sindles Farm
Aldsworth
Emsworth
PO10 8QS.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 07 May 2021 16:08
To: Glynn Curtis [REDACTED]
Subject: RE: P/38/21/PL - Little Sefter Planning Application - Proposed Drainage Condition

Hi Glynn,

Our Engineers have now recommended an amendment to the condition to remove the winter monitoring requirement as this has been done.

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. 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.

Can you now agree to the Pre-Commencement condition?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: MarkHobbs [REDACTED]
Sent: 07 May 2021 11:46
To: sarah.burrows@arun.gov.uk
Cc: 'Glynn Curtis' [REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/38/21/PL - Little Sefter Planning Application - Proposed Drainage Condition

Dear Sarah

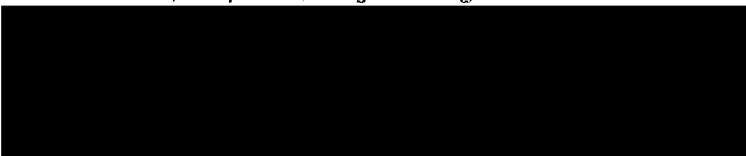
Further to our conversation this morning regarding the LPA surface water consultation we respond as follows:

- Infiltration testing on site was shown not to be viable – refer to the geotechnical report – which has been readily accepted by the LPA.
 - We therefore surmise that the subsequent ground water monitoring is not required as soakaways are not feasible
 - Thus proposed Planning Condition PCENG2 should be amended to exclude '*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*'
- The proposed restricted run off from the development has been set at 5l/s in line with DEFRA recommendations as the default minimum flow rate to avoid overburdensome/frequent blockages occurring.
 - We appreciate that the site is small and that the greenfield site runoff rate would be lower than 5l/s , tending to 2l/s.
 - However, proposing a flow control restricting flows to 2l/s would in our opinion lead to a significant increase of blockage risk as the flow control will have a smaller orifice.
 - Given that the system proposes a storage pond/swale with a wetted portion below the outlet level, and the feature is not tanked, then some infiltration and spare capacity will be present.
 - However, our concern is the that the feature is a natural feature within a wooded glade, and thus twigs/leaves/vegetation will be regular sources of debris that could cause a blockage of the flow control. Obviously we can provide screening to the outlet headwall from the pond/swale, though that will only move the blockage upstream.
 - We would suggest that a 5l/s flow control would have an adequate orifice to cater for the majority of blockage issues without overburdensome maintenance regime.
 - It is suggested that a 2l/s flow control would only be prudent within a sealed/closed system such as outlet from sealed tanks/porous paving systems where the risk of blockage through debris is extremely unlikely.
 - We trust that after reconsidering the system proposed and the wider natural benefits that it offers that you can agree to the proposed 5l/s restricted discharge rate in this instance.

Trust all is clear and I look forward to hearing from you shortly.

Kind Regards
ABMH Civils Ltd

Mark Hobbs BEng(Hons) CEng MICE MCIHT Eur Ing
1 The Grove, Felpham, Bognor Regis PO22 7EY



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From: Glynn Curtis [REDACTED]
Sent: 05 May 2021 19:09
To: MarkHobbs <[REDACTED]>
Cc: Neil Cairns <[REDACTED]>
Subject: Little Sefter Planning Application - Proposed Drainage Condition

Hi Mark,

Please see attached email from the Planning Officer – can you confirm an appropriate response I should return please.

I am assuming we can accept the condition as proposed? I am concerned re the comment on runoff rate being 2l/s as opposed to your design being 5l/s – does this impact on anything we need to address now or will it all be readily addressable with the post approval condition submissions? Does it make much of a difference to the pond sizing?

Can you confirm the winter monitoring comment was appropriately addressed in your planning stage design so that we will be able to address the drainage condition to enable a start on site later this summer, assuming permission is granted?

Give me a call if you need to discuss, I would like to reply back to the planning officer asap.

Thanks in advance.

Regards

Glynn Curtis MCIAT
[REDACTED]

For and on behalf of
Curtis Leeves Technical Ltd.

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