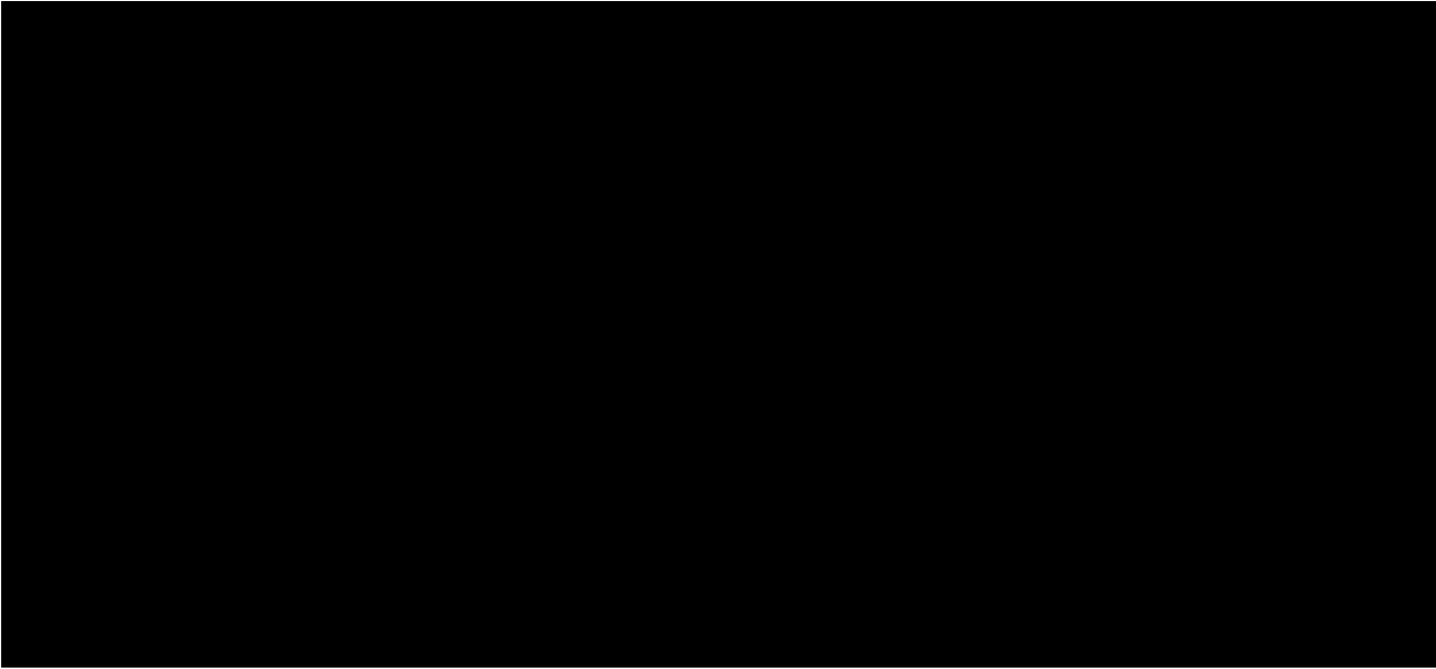




From: Simon Davis
Sent: 16 September 2019 11:27
To: 'Daniel O'Shea (Drew Smith)' [REDACTED]
Cc: Adrian Barker [REDACTED]
Subject: RE: Planning Consultation on: P/70/19/RES

Dear Daniel,

Thank you for your email and that from Adrian on Friday.

I had separately emailed our Engineers to ask whether they had any controls of their own if we were to decide to overrule them but I had not had a response from them and the first I knew of the Ordinary Watercourse Consent was in your two emails. I am also disappointed since I had obtained verbal agreement to the use of bridges at pre-application stage and you have, as you say, designed the scheme on that basis. I will discuss this matter further with the Engineering Services Manager and will let you know of the outcome, if not at our meeting next week then before.

Separately, I have received the attached comments of Pagham Parish Council. I comment on their advice as follows:

Public Open Space: I am seeking advice from Joe Russell-Wells re the comments about landscaping, also whether lighting & street furniture is reasonable to meet the requirement of laying out the POS. Please note however the point about access.

Footpath connecting this site and P/125/14/PL: Agreed in part. This does not need to be provided at this time. However, you need to show your footpath as being able to meet with the route as agreed on the Crayfern plans. See attached plan.

Plots 34/35 & 36/37: I agree that this is an unacceptable relationship to these existing houses.

Junction Pagham Road and Summer Lane: I have asked Highways to respond to me on these points

Street Scene L-L: Is this possible to do?

Planting: Noted

Attenuation ponds: Agree. Could this be changed?

Bin Storage: Is this possible? Also I could not find where on the plans front bin storage is shown.

Design: To discuss at our meeting

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Daniel O'Shea (Drew Smith) [REDACTED]
Sent: 16 September 2019 09:27
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Adrian Barker [REDACTED]
Subject: RE: Planning Consultation on: P/70/19/RES

Good morning Simon,

In preparation for our meeting next Monday, we've received the following briefing note from our Engineer after speaking with Laura Gibbons, ADC's drainage team:

Regarding the bridging over the watercourse for the active frontage along Summer Lane, Laura will maintain her objection on this as it is ADC's policy not to culvert watercourse. Whilst we may wish to describe this as a "bridge" its still covering over the top of the watercourse restricting access and is still consider a culvert (albeit there is no base). Whilst the Planner Officer may seek to overturn Laura's position on this for planning, there will still be an issue that an Ordinary Watercourse Consent will be required to be permitted to actually construct any bridge/culvert over this watercourse. Laura has advised that both her any Paul Cann as Drainage Officer will not grant this consent, so despite planning you could end up with an unimplementable scheme for these frontage access, unless a more senior member in the Council, i.e. the Chief Exec over-rules this. This doesn't apply to the culverts for the main entrances into the site as Laura does appreciate that you need culvert these to enable main access.

We developed the scheme on the basis of bridges over the ditch being acceptable following positive advice at our pre-app meeting. As a result of the above comments, we obviously now have some serious concerns about our application progressing. Are you able to provide any reassurance in this regard?

Thanks.

Kind regards,

Daniel O'Shea
Planning Manager

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 September 2019 17:04
To: Adrian Barker [REDACTED]
Cc: Daniel O'Shea (Drew Smith) [REDACTED]
Subject: RE: Planning Consultation on: P/70/19/RES

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Dear Adrian,

I didn't actually get to speak to Laura but instead left her a message to ask her to bear in mind what had previously been agreed.

Regarding condition 24, I read this as though you have to provide the details with the RM. These details will then be approved through the RM and should then be implemented thereafter.

I could do 1.30am on Monday the 23rd. Is this ok? I will then book it.

Kind Regards

[Simon J Davis](#) MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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