

[REDACTED]

From: Simon Davis
Sent: 26 February 2020 10:04
To: Planning Scanning
Subject: FW: Land N of Summer Lane, Pagham P/70/19/RES

From: Simon Davis
Sent: 26 February 2020 09:44
To: Daniel O'Shea (Drew Smith) [REDACTED]; Adrian Barker [REDACTED]
Cc: Daniel Vick [REDACTED]
Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

Dear Daniel & Adrian,

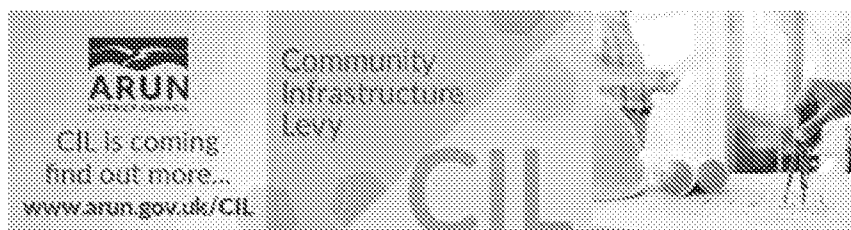
Thank you for your email and your agreement to the Extension of Time til Friday. I have asked Paul Cann to advise what details of design he thinks is missing and I am waiting on his response.

I am sorry but it seems that the revised SUDS Statement never made it to our website. I can see that it was received in November and it did form part of my request to planning admin to change the website files but it clearly never got added or the previous one superseded. I will have it changed now.

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

Please note that I typically work from home on Thursdays when I am unreachable on my work phone



Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Daniel O'Shea (Drew Smith) [REDACTED]
Sent: 26 February 2020 09:21
To: Simon Davis [REDACTED]; Adrian Barker [REDACTED]
Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

Good morning Simon,

Adrian is busy in other meetings in London today, so I am picking up the correspondence on his behalf. He has put together the following collective response from us and the relevant consultant:

Simon

Many thanks for your e-mails of earlier today and your subsequent time on the telephone just now. As requested, below I set out our responses to the drainage issue in the hope that these will clarify things and assist you in bringing the issue to an appropriate and timely conclusion.

Whilst some strategy documents can be high-level in their nature, it is contended that ours constitutes a detailed design and has been submitted as such. The drainage strategy includes details of all manhole cover levels, invert levels and of shallow infiltration etc.

It is highlighted that we carried out a combination of both shallow and deep infiltration as agreed pre submission through liaison with Laura Gibbons on scope. We also agreed the permeable paving with partial infiltration techniques. Accordingly, we would challenge the suggestion that there is a need to now revisit this.

The strategy submitted does include the current layout as Appendix (E) in Part 3 of the attached (it is noted that previously this was submitted as a separate document). Following that is the layout for permeable/ impermeable areas, based on the results of ground water monitoring and infiltration testing. Given this, it appears that the Council does have sufficient detail to address the condition.

With regard to the suggested off-site works, I would reiterate the points previously raised by Dan O'Shea. While wider network works could improve the situation for adjacent landowners, the submitted drainage strategy design and hydrology reports both evidence that the current flows within the network will not be increased as a result of our development. As such, it is difficult to see how it would be reasonable to withhold approval of this element. The Council may consider that off-site changes would be nice to have, but are clearly not essential to the functionality of our proposal.

Further, although we are happy to try and work with surrounding landowners to make the drainage ditch network improvements off site, it is emphasised that the applicant does not have control of this land. The Local Authority has more influence than the applicant in terms of adjacent landowners, so if it is felt that discussions are required around off-site improvements, it would appear appropriate for the council to facilitate the necessary meeting. We have agreed to work with other parties, but essentially, we cannot make other people carry out works.

It is also highlighted that careful consideration is required as to how the possible off-site improvements are handled procedurally in order to ensure that any planning condition is reasonable and satisfies the required tests. It is noted that PPG is clear at paragraph 37, reading:

Control over land

37. Particular care needs to be taken over conditions which require works to be carried out on land in which the applicant has no interest at the time when planning permission is granted. If the land is included in the site in respect of which the application is made, conditions can in principle be imposed, but the authority should have regard to the guidance discussed in paragraph 28 above. If the land is outside that site, a condition requiring carrying out of works on the land cannot be imposed unless the authority are satisfied

It is the view of the applicant that sufficient detail has been submitted to satisfy the drainage requirement regardless of the possible off-site improvement being advocated by the council. As such, the reserved matters decision should be issued without reimposition of a drainage condition.

Whilst writing, on the matter of timescale, it is confirmed that the applicant is agreeable to extending the determination period to the 28th February 2020, as requested.

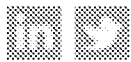
We hope that the above adequately sets out our position and enables you to move your detailed consideration of the matter forward. As always, we would be happy to discuss.

Kind regards,

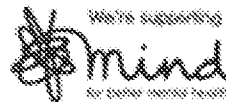
Daniel O'Shea
Planning Manager



Drew Smith Limited
Drew Smith House, Mill Court, The Sawmills, Durley,
Southampton, Hampshire, SO32 2EJ



www.vistrypartnerships.co.uk
www.drewsmithhomes.co.uk



From: Simon Davis [REDACTED]
Sent: 25 February 2020 14:14
To: Adrian Barker <adrian.barker@arundistrictcouncil.gov.uk>
Cc: Daniel O'Shea (Drew Smith) [REDACTED]
Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

CAUTION EXTERNAL EMAIL: This message originated outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Adrian,

Further to the below, our Engineers advise that:

"I note the winter monitoring carried out, which didn't include the whole winter. Luckily it captured the known peaks in that particular winter, so the data will suffice. The infiltration testing was carried out without due regard to the recorded peak groundwater levels ie. too deep. It is acknowledged there is a high water table, but there are some areas where shallow infiltration may be possible (via permeable paving). This will require further discussion with the applicant.

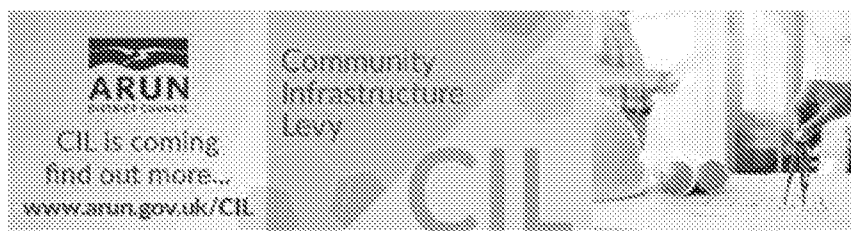
The drainage strategy document is purely that – a strategy and does not constitute detailed design. Therefore, an appropriate pre-commencement condition will be required.

This will need to include any offsite improvements which have yet to be formally agreed. In fact, we were waiting for the applicant to arrange a meeting between all interested parties in order to agree a way forward."

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

Please note that I typically work from home on Thursdays when I am unreachable on my work phone



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

This email is confidential and may be legally privileged. If you are not the intended recipient of this email and its attachments you must not copy, distribute, disclose or use them for any purpose. If you have received this email in error, please notify postmaster@vistrygroup.co.uk and delete all copies from your system. Email communications cannot be guaranteed to be secure or free from error or viruses. Vistry Group accepts no liability for any loss or damage which may be caused by viruses. Opinions, conclusions and other information within this email unrelated to the business of Vistry Group are the responsibility of the individual sender. Vistry Group PLC is registered in England and Wales with registered number 306718. Bovis Homes Limited is registered in England and Wales with registered number 306718. The registered office is 11 Tower View, Kings Hill, West Malling, Kent, ME19 4UY. You can view a copy of our privacy policy: <https://www.vistrygroup.co.uk/site-services/privacy/>