

[REDACTED]

From: Simon Davis
Sent: 26 February 2020 14:51
To: Planning Scanning
Subject: FW: Land N of Summer Lane, Pagham P/70/19/RES

[REDACTED]

From: Simon Davis
Sent: 26 February 2020 14:50
To: 'Daniel O'Shea' [REDACTED]
Cc: Daniel Vick [REDACTED]
Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

Daniel and Adrian,

Paul has commented that:

"It is very clear from what has been submitted, that there is insufficient drainage details to be able to discharge the drainage conditions. Perhaps they should seek advice from their engineers in this respect?"

I note on the 2015 outline approval, that conditions 9, 10 and 11 relate to surface water/land drainage. One is pre-commencement and the other two appear to be pre-occupation (for some reason).

Bearing in mind the above, your suggestion to allow them to build up to DPC would be acceptable in this instance. This should exclude the construction of roads and driveways as the detailed drainage design could affect the construction details of these elements. Temporary roads can of course be built.

I understood that the offsite drainage improvements would be part of our agreement to the drainage strategy (subject to agreement of third party landowners) and that they would take on the lead on discussions with the interested parties. So this aspect will be an integral part of the overall drainage design."

I note that his second paragraph regarding the wording of the outline conditions is slightly wrong. However, he clearly feels that we don't have sufficient design drawings to be able to agree the drainage scheme at this time. Therefore, I think we have the following options:

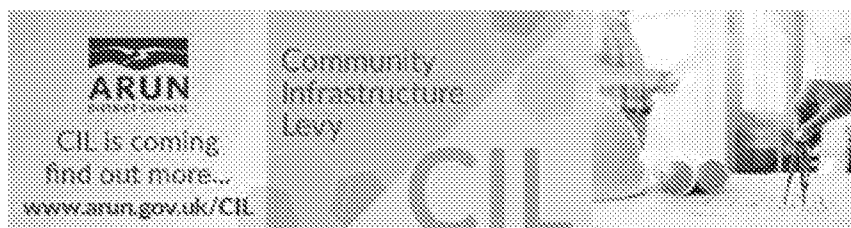
- (1) We refuse the application on grounds that drainage scheme is insufficient. Neither of us want that.
- (2) You agree to the pre-commencement drainage condition albeit with the winter testing element removed.
- (3) We can compromise somewhat and word the drainage condition to require approval before DPC level (which is not therefore pre-commencement). Paul does request that roads/driveways not be built either before approval but that would still allow you to commence. I've had a go at drafting such a condition below:

No development of buildings above damp proof course (DPC) level or any permanent hard surfaces shall be laid unless and 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 shall then be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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



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From: Daniel O'Shea (Drew Smith) <[REDACTED]>

Sent: 26 February 2020 12:48

To: Simon Davis <[REDACTED]> Adrian Barker <[REDACTED]>

Cc: Daniel Vick <[REDACTED]>

Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

Thanks Simon, we look forward to hearing from you shortly.

Kind regards,

Daniel O'Shea
Planning Manager



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