

[REDACTED]

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

[REDACTED]

From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 26 February 2020 13:22

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

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

Hi Simon

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.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

Arun is Working in Partnership with Chichester District Council

Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

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

Sent: 26 February 2020 12:24

To: Paul Cann <Paul.Cann@arun.gov.uk>

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

Hi Paul,

All we have are:

"Technical Note on Proposed Drainage Strategy" ref 196790-01 (03/12/19);

"Report on Inspection of Watercourse along Northern Boundary" ref DSM/E4761/17564 (02/12/19); and

"Drainage Strategy & SuDS Statement" ref TRS/E4761/17424 Rev 3 07/11/19.

There are plans in the appendices but certainly no standalone drawings.

If they still don't agree to the condition, then would it be appropriate to impose the drainage condition worded as "No development shall commence before DPC level ..." as this is not a Pre-Commencement so we can impose without their agreement. Not ideal I know but, if they still won't budge then our options will be either refuse the application or impose the DPC version.

From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 26 February 2020 10:51

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

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

Hi Simon

I understand u r working from home. I am struggling to find any detailed drainage plans on P/70/19/RES. I can find the drainage strategy document. Can u point me in the right direction

Thx

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

Arun is Working in Partnership with Chichester District Council

Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

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

Sent: 25 February 2020 16:21

To: Paul Cann <Paul.Cann@arun.gov.uk>

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

Hi Paul,

I'm sorry but can you confirm what exactly is required to constitute detailed design that we don't currently have?

They are of the view that they have provided everything that is needed and also that the request for off-site works (e.g. arranging a meeting) should be led by ADC. They also state that the winter monitoring was carried out in accordance with advice from Laura.

Simon

From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 25 February 2020 13:54

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

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

Hi Simon

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.

Regards

Paul Cann
Principal Engineer (Drainage)



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

Sent: 24 February 2020 16:53

To: Paul Cann <Paul.Cann@arun.gov.uk>

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

Importance: High

Hi Paul,

I am proposing to impose the following pre-commencement drainage condition because the drainage condition on the outline requires that the drainage scheme be approved in full through the RM application and as I understand it, we are not able to do this at this time. If I don't put a new condition on, there is nothing to require approval of the drainage scheme.

Development shall not commence, other than works of site survey, ground clearance/preparation 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. 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. No building shall 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. 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.

In response, the applicant has stated that:

"In terms of Condition 4, the applicant is of the view that sufficient detail has been submitted with the reserved matters application, including through subsequent additional information and discussion, to enable condition 9 of the outline permission to be discharged, thus negating the need for this condition.

Further, as has been demonstrated the winter groundwater monitoring has been completed and submitted, meaning that any new condition could simply state that:

No building shall 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.

The reason could then simply read 'to ensure that the site is appropriately drained'. With the revised words there is no reason for it to be a pre commencement condition."

Would you agree to this? As it is a pre-commencement condition, we cannot impose it unless they agree...

Simon