

From: Simon Davis
Sent: 27 February 2020 13:14
To: Planning Scanning
Subject: FW: Land N of Summer Lane, Pagham P/70/19/RES

From: Simon Davis
Sent: 27 February 2020 13:08
To: Philip Farminer (Drew Smith) <[REDACTED]>
Cc: 'Adrian Barker' <[REDACTED]>; Daniel O'Shea (Drew Smith) <[REDACTED]>
Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

Dear Phillip,

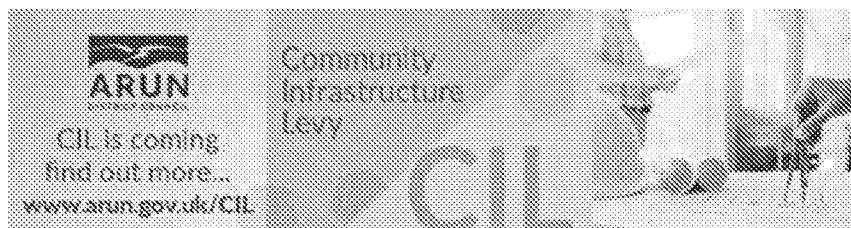
Having spoken to our drainage engineer, I can advise that we are giving our agreement to the principle of the surface water strategy (the discharge of surface water to the ditch and then back into the surface water system) on the basis that you will commit to off-site improvements (subject to land owner consent). If it was not for these improvements, then we would not agree to the principle of the strategy. Therefore, we will expect you to work towards the aim of securing such improvements and you will need to submit such details in order to obtain consent to discharge to the watercourse (and thus discharge condition 10 of the Outline).

We will also need full details of all of the elements of the drainage scheme therefore we will impose a new drainage condition as per the wording in my email from yesterday. All we currently have is a surface water drainage layout plan. We will be looking for precise details of the system and I would recommend that you view our Drainage checklist on this page <https://www.arun.gov.uk/surfacewater/> to see what level of detail would be expected.

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: Philip Farminer (Drew Smith) <[REDACTED]>
Sent: 27 February 2020 12:14
To: Simon Davis <[REDACTED]>
Cc: 'Adrian Barker' <[REDACTED]>; Daniel O'Shea (Drew Smith) <[REDACTED]>
Subject: FW: Land N of Summer Lane, Pagham P/70/19/RES

Hi Simon,

I have been included on the e-mail chain below and write to ensure that a planning decision is not issued with a condition that frustrates development of this site.

We assert that sufficient information has been provided with the reserved matters application to satisfy conditions 9, 10 & 11. The information provided provides considerable detail of the scheme of surface water drainage including the use of shallow infiltration and this has been the subject of various meetings.

If an additional condition is required to ensure that working drawings are consistent with the scheme approved under condition 9, then we consider this acceptable. However, whilst willing to work positively with the Local Authority and adjacent land owners we cannot accept any condition which would require works on third party land. Such a planning condition would also fail the necessary tests for us.

Both I and Adrian are available for a call later today if this is possible (I am available at anytime and Adrian after 4pm).

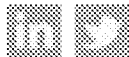
Can you please consider and let me know your availability for this?

Regards

Phil Farminer
Director



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



Vistry
Partnerships



From: Simon Davis <[REDACTED]>
Sent: 26 February 2020 14:50
To: Daniel O'Shea (Drew Smith) <[REDACTED]> Adrian Barker <[REDACTED]>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Land N of Summer Lane, Pagham P/70/19/RES

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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:

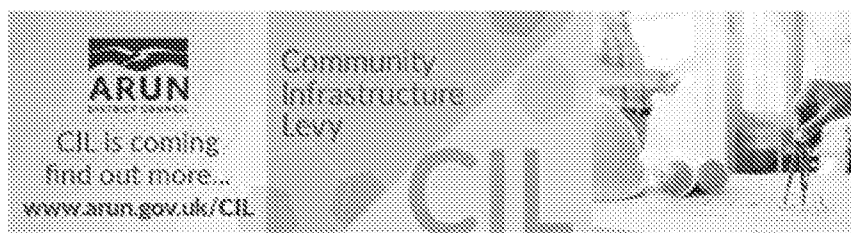
- (1) We refuse the application on grounds that drainage scheme is insufficient. Neither of us want that.
- (2) You agree to the pre-commencement drainage condition albeit with the winter testing element removed.
- (3) We can compromise somewhat and word the drainage condition to require approval before 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 |
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