

From: Ross Leal
Sent: 05 April 2018 10:32
To: Planning.Responses
Subject: FW: WA/11/18/DOC - Approval of Reserved Matters - Progress Garage, Yapton Lane, Walberton

Please upload.

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI
Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37643 | External: +44 (0) 1903 737643 | E-mail: ross.leal@arun.gov.uk

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From: Ross Leal
Sent: 05 April 2018 10:30
To: [REDACTED]
Subject: WA/11/18/DOC - Approval of Reserved Matters - Progress Garage, Yapton Lane, Walberton

Dear Mr Wilkes,

I refer to the above and have now heard from internal consultees. In respect of conditions 4 (surface water drainage), 5 (maintenance manual & details of SUDs) and 9 (scheme to deal with risks of contamination) I attach the responses of this Council's Drainage & Coastal Engineer and this Council's Environmental Health Officer. These are self-explanatory.

I can determine your application insofar as it relates to the other conditions and will do so shortly. This is therefore likely to be a 'split' decision with conditions 4, 5 and 9 remaining undischarged.

Please let me know how you intend to proceed regarding conditions 4, 5 and 9.

Many thanks,

Ross

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Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Davina Bowley

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 28 February 2018 09:12
To: Planning Scanning
Subject: FW: Planning Consultation on WA/11/18/DOC

Please upload as consultation response

From: Paul Cann
Sent: 27 February 2018 16:47
To: Planning.Responses
Subject: RE: Planning Consultation on WA/11/18/DOC

Condition no.4

1. Winter groundwater monitoring data and winter percolation testing data to BRE365 has not been supplied. Groundwater monitoring was carried out in April 2017 but this is outside the recognised winter period. These aspects are critical to the design, and the proposals cannot therefore be considered further until such time that the data is available and been considered.
2. Full construction details for the drainage elements will also be required, together with hydraulic calculations to ensure the 1 in 100 year storm event + climate change allowance can be stored within the system.
3. The drainage layout will need to include all relevant levels ie. finished surface levels/permeable paving base levels/pipe invert levels/pipe diameters/Pipe gradients/manhole cover levels, etc.

Condition no.5

1. Maintenance manual not supplied.
2. Maintenance regime to comply with 'The suds manual C753' and to include details of any proposed management company and how it will be funded.

Based upon the above comments, I am not able to recommend the discharge of either condition.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), 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

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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 27 February 2018 11:33
To: Paul Cann
Subject: Planning Consultation on WA/11/18/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **WA/11/18/DOC**
NO:

Registered: 23-FEB-18
Site Address: Progress Garage Yapton Lane Walberton BN18 0AS

Description of Works: Approval of details reserved by condition imposed under WA/29/17/RES relating to conditions 3-schedule & samples of materials & finishes, 4-surface water drainage, 5-maintenance manual & details of SUDs, 7-cycle parking, 8- site set up during construction & 9-scheme to deal with risks of contamination.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 13th March 2018.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Ross Leal who can be contacted on telephone number 01903 737643.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_small

Davina Bowley

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 March 2018 08:30
To: Planning Scanning
Subject: FW: Planning Consultation on WA/11/18/DOC

From: Matthew Kennett
Sent: 28 February 2018 16:23
To: Planning.Responses
Subject: RE: Planning Consultation on WA/11/18/DOC

Environmental Health comments in relation to condition 9;

Thank you for submitting the Site Investigation Report (ref; YE2996, May 2017). The report does not make it clear if the underground fuel tanks exist onsite and whether this area of the site has been investigated. Please provide more information before condition 9 cannot be passed.

Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3, 4) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason; To ensure that the development complies with approved details in the interests

Thanks

Matthew Kennett
Snr. Pollution Officer
Environmental Health Department

[REDACTED]
Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
[REDACTED]



From: Anna Appleton
Sent: 27 February 2018 17:59
To: Matthew Kennett
Subject: FW: Planning Consultation on WA/11/18/DOC

Hi Matt

Please can you respond re: contam land.

Thanks

Anna

From: Sam Humphries
Sent: 27 February 2018 16:43
To: Anna Appleton
Cc: Sarah Meeten
Subject: FW: Planning Consultation on WA/11/18/DOC

C/N: 222895

Samantha Humphries | Administrative Assistant, Corporate Support
Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 27 February 2018 11:33
To: EH Planning Consultations
Subject: Planning Consultation on WA/11/18/DOC

To: **Environmental Health - Anna Appleton**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

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Planning Case Officer
Arun District Council

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