

[REDACTED]

From: Simon Davis
Sent: 08 December 2021 12:50
To: 'Tilly Whishaw' [REDACTED]
Cc: Isabelle Renn [REDACTED] Craige Burden [REDACTED] Roger Spencer
<Roger.Spencer@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

Dear Tilly,

I have asked Laura to reconsider her advice on the basis of the wording of the actual condition and the content of your email. She will do this when she is in next week. I do not see a need for a meeting at this time.

I have removed Claire Potts from this email as she is not my Team Leader for this application.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tilly Whishaw [REDACTED]
Sent: 07 December 2021 17:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Isabelle Renn [REDACTED] Craige Burden [REDACTED] Roger Spencer
<Roger.Spencer@arun.gov.uk>; Claire Potts <Claire.Potts@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

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Dear Simon,

Isabelle has forwarded me the comments from Laura regarding the application to discharge condition 12 at North End Road. For clarify condition 12 is as follows:

"No development shall take place until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for the scheme's implementation; and*
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other Arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*

The information requested within Laura's email is not relevant to the requirements of the condition. The drainage drawings have been included within appendix C of the submitted report. Furthermore, the drainage scheme proposed for use on this site has been submitted to and confirmed by NHBC.

As you may be aware, we had a similar issue when we are seeking to discharge the same drainage condition on our site a Ford Lane. The information included within the application to discharge this condition at North End Road is the same as the detail provided to discharge the condition at Ford Lane.

Please could you review this information and discuss the requirement of this condition with Laura? Are you available for a meeting next week to discuss this in more detail? If you could let me know your availability I will sent around an invite.

Kind regards,

Tilly

Tilly Whishaw
Planning Manager

Redrow Homes Limited
Redrow House Unit 1 Paraday Office Park
Parkline Road, Basingstoke
Hampshire, RG24 8QB

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

Sent: 07 December 2021 14:02

To: Isabelle Renn

Subject: FW: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

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CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

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Dear Isabelle,

Please see comments below. Please respond with the amendments/additional items by the 22nd December so that we have time to reconsult our engineer.

Kind regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 07 December 2021 12:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/163/21/DOC

Engineers Comments Regarding Condition 12

1. Construction detail drawings must be supplied.
2. Worst case infiltration rates from nearest adjacent test locations should be used in design, and not average site wide figures.
3. It is unclear if urban creep has been applied.
4. Inlets to infiltrating structures must be located above the 1 in 10 year plus 40% climate change event water levels.
5. Finish and formation levels must be labelled on plan.
6. Cap volume depths should be applied to calculations.
7. The permeable paving zone 9 area has an infiltration blanket shown in calculations, yet this is not shown on plans.
8. A safety factor of 2 has been applied to all calculations. This is not compliant with our checklist.

9. 1 in 10 year plus 40% climate change event results should be supplied with the application. 100 year plus 40% climate change event results show that half drain time exceeds 24 hours for this event. Therefore 1 in 10 year plus 40% climate change event results are required to demonstrate that infiltrating devices drain in less than 24 hours for these events.
10. Depths of permeable paving driveways must be shown on plan. Construction details of these must be supplied. Supporting calculations must be supplied to evidence that these areas will be drained.
11. The maintenance manual needs to clearly outline how maintenance will be funded. A full review of the manual will be completed once the above comments have been closed out.

Kind regards,