

From: Simon Davis
Sent: 17 December 2021 15:57
To: 'Tilly Whishaw' [REDACTED]
Cc: Craige Burden [REDACTED] Isabelle Renn [REDACTED]
Subject: FW: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

Dear Tilly,

Please see below comments from Roger Spencer re the drainage condition.

These supersede Laura's previous comments except that point 11 of her response said that "*The maintenance manual needs to clearly outline how maintenance will be funded*" and this is also included in Roger's response.

Please can you respond to me with the amended information by the 3rd of January so that I have it on the 4th (when I return from leave) to see if Roger can consider the amendments.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Roger Spencer <Roger.Spencer@arun.gov.uk>
Sent: 16 December 2021 14:27
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

Dear Simon,

Looking at the wording of the Condition, it does indeed read as the Condition for the Ford Lane scheme; in that it requires details of the implementation, maintenance and management of a sustainable drainage scheme, omitting the need for a number of details requested previously in relation to the design of the drainage scheme; I am guided by the interpretation that was put upon the Ford Lane scheme and would limit my comments accordingly.

The drainage layout is included in the Foul & SuDS Drainage Statement & Maintenance Plan but I note that a previous comment relating to an infiltration blanket for Zone 9 is not addressed. I would also suggest that the document contains a lot of information that is not relevant to ongoing maintenance; it would therefore benefit from the content relating to maintenance and management being separated out into a standalone document – with relevant information (plans & drawings etc.) pulled into it. As it stands, there is scant information in the whole document for those undertaking the future maintenance knowing what is required. More details and descriptions of the various elements/components of the system should be included e.g. cross sections, depths, dimensions, etc. and images of what things should look like (the Ford Lane manual is better in this respect).

I also note that in 1 (P15) “Responsibility for maintenance of the drainage system will be apportioned as follows” – “The drainage features will be cared for by the estate management company” (set up by the developer). It then goes on to say in 3 (P17) that the ongoing maintenance responsibility for all sewers is by Southern Water. I suspect that Southern Water will only concern themselves with main foul sewers and that the surface water drainage features are down to the estate management company. Further, I suspect that there may be elements of the foul system that, whilst technically sewers, will remain private and that there may too be elements of the surface water drainage system that remain with private owners. This should be clarified in the (written) plan and shown on a colour-coded drawing.

Also note that there is no mention of how the management company will be set up and run for the lifetime of the development, and what the initial and ongoing funding arrangements are. There should be an indication of when major ‘interventions’ are required and the likely costs of these – this should be accounted for in the funding arrangements (above). I believe that it is not unreasonable to require this information to be included in the plan, so that the LPA can satisfy itself that ii) of the Condition is addressed.

The arrangements for access onto private land, for maintenance of the elements that the management company will be responsible for, should be addressed, not least so that future residents are aware of the arrangements for allowing access to the management company and its contractors.

Regards,

Roger Spencer
Engineering Services Manager, Place

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

Sent: 14 December 2021 12:13

To: Roger Spencer <Roger.Spencer@arun.gov.uk>

Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

Hi Roger,

I have looked back at the Ford Lane scheme and I note that as part of the submission for Y/54/21/DOC, there was a covering letter (23/04/21) which stated:

"Following the most recent refusal, a meeting was held with Redrow Homes, Odyssey Consult, Michael Eastham (Arun DC Principal Planning Officer) and Roger Spencer (Arun DC Engineering Services Manager) on 6th April 2021. In the meeting it was agreed that Condition 11 does not require the submission of a detailed drainage scheme, instead it requests details for the implementation, maintenance and management of a sustainable drainage scheme, omitting the need for a number of details requested by the Council in the previously refused discharge of conditions applications."

I note that it was you who then commented on/agreed the scheme for that site (approved by Y/54/21/DOC) so can you do the same for this one? The alternative is that I have to just to accept what they have submitted on face value and discharge the condition.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
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