

## Simon Davis

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**From:** Tilly Whishaw [REDACTED]  
**Sent:** 10 January 2022 08:04  
**To:** Simon Davis  
**Cc:** Roger Spencer  
**Subject:** RE: Planning Consultation on: Y/163/21/DOC Land at Street Buildings  
**Attachments:** 220111~1.PDF

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Hi Simon,

Please see attached email 1 of 2.

Kind regards,

Tilly

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**From:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Sent:** 07 January 2022 18:06  
**To:** Tilly Whishaw [REDACTED]  
**Cc:** Craige Burden [REDACTED]; Roger Spencer <Roger.Spencer@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

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Hi Tilly,

Is it possible to email it over instead even if in parts? We can't access we transfer links other than by requesting that our IT team download it for us which takes time.

Simon.

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)



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**From:** Tilly Whishav [REDACTED]  
**Sent:** 07 January 2022 16:13  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Cc:** Craige Burden [REDACTED]; Roger Spencer <Roger.Spencer@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: Y/163/21/DOC Land at Street Buildings

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Dear Simon,

Please see the updated Drainage Statement and Drainage Maintenance Manual at the following link: <https://we.tl/t-ARqgxhJwJB>

We have responded to Rogers comments as follows:

1. 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. The maintenance manual has now been separated from the Drainage Statement. The infiltration blanket has been removed from the calculations. The revised MD calculations are included within the Drainage Statement.
2. 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). The Maintenance Schedule has been broken down into the various SuDs features with more detailed drawings included.
3. 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. A drainage responsibilities drawing has been added to appendix 2 of the Drainage Maintenance Plan. Clearer text on who is responsible for each relevant feature has been added at Section 2 of the same document.
4. 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. Additional detail on the management company, its funding and major cost items has been added to section 2.5-2.6.

5. 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. Additional wording has been included in section 2.4 of Drainage Maintenance Plan

I trust that this is now sufficient for the discharge of this condition, however please let me know if I can be of any further help.

Kind regards,

Tilly

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 05 January 2022 15:10

**To:** Tilly Whishaw <[REDACTED]>

**Cc:** Craige Burden <[REDACTED]> Isabelle Renn <[REDACTED]> Roger Spencer <[Roger.Spencer@arun.gov.uk](mailto:Roger.Spencer@arun.gov.uk)>

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

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Dear Tilly,

Roger has queried whether there was a covering letter with the document (I don't believe there was one). He asks because it seems that only a few of his points have been addressed. Please can you provide a commentary on what has been changed in response to Roger's comments. If you believe some of his points to be outside the scope of the condition then can you say so, in order that Roger knows.

Please respond asap and ensure Roger is cc'd in as I need to determine this by the 10<sup>th</sup> January and may otherwise be instructed to refuse the discharge based on insufficient information.

Simon.

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874

**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)



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