

From: Simon Davis
Sent: 22 August 2022 12:25
To: Peter Cleveland [REDACTED]
Subject: RE: Y/53/22/DOC

Hi Peter,

Final comments attached FYI in case you haven't seen them on the website already. We can allow one opportunity to respond but please ensure that you do so by the 2nd September 2022.

Best

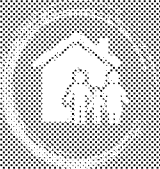
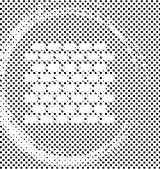
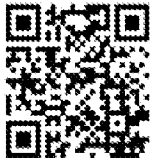
Simon.

Simon J Davis MRTPI
Principal Planning Officer, Directorate of Growth
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From: Peter Cleveland [REDACTED]
Sent: 17 August 2022 13:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Y/53/22/DOC

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Hi Simon

Hope all is well.

We have had the below comments on the above DOC for Dandara. Some bits to respond on but we think we can do this quickly. Given the circumstance, is there some flexibility to allow us to address these comments in advance of a decision?

Kind regards.

Peter

From: Sarah Burrow [mailto:Sarah.Burrow@arun.gov.uk]

Sent: 17 August 2022 11:25

To: Peter Cleveland [REDACTED]

Subject: [EXTERNAL] RE: Y/53/22/DOC

Hi Peter,

I have a response but Paul hasn't had a chance to review the second draft. I have copied it below so that you have an update, but until Paul has passed the final response to planning to be uploaded to the application this must be assumed to be a DRAFT and there may still be amendments to the consultation.

*The construction does not appear to have been carried out in accordance with the design, in addition there are still elements of the construction which are wholly reliant on the contractor's information rather than an independent verifier. As a result, **we would not recommend Discharge of Conditions** until the following information has been provided and following points have been addressed and approved in full.*

- 1) As previously stated, "Condition 17 requires the verification report to be completed by an independent engineer, the report provided has been completed by the designer and therefore does not meet the requirements of this condition." Nonetheless, we now permit anybody who is independent of the contractor (including but not limited to the engineer undertaking the original design) to undertake the assessment due to the difficulties our original approach can cause. Notwithstanding this, any deviation from the approved condition would need to be approved with the planner. We would like to stress that if acceptable to the planners, the only change from the original conditions wording, would be to permit the design engineer to conduct the verification investigation and report and that this change would not extend in any way to permitting contractors or the developer to verify any elements of the scheme or design.*
- 2) Even if point 1 is addressed and approved by the planners, the Verification report is still reliant on information from the client and contractor who are not independent. Section 2.1.1 of the verification report absolves the verifier of responsibility for the correctness of information provided by the client and contractor and as such, the conclusions of the verification report are reliant on the client and contractor having provided correct and true information, which is not considered independent verification. We require confirmation that the elements of the scheme which are reliant on client information be confirmed by an independent 3rd party verifier. We suggest this is undertaken by completing as built drawings, based on a combination of CCTV drainage surveys, lifting some of the permeable pavers, and constructing trial holes due to the current absence of independent information.*
- 3) Some of the installation seen in photographs provided as part of the application does not appear to match the design drawings, and in some cases contains clear issues that need remediating or checking (as part of point 2). These include but are not limited to:*

- *Checking the membrane and gravel surround to some of the soakaways / infiltration blankets to ensure there is a membrane between the crates and gravel surround. This appears not to be the case in one of the photographs although it is unclear if this was simply a photograph showing the system prior to or post of the membrane being laid. Checking this was installed correctly and as designed will be essential.*
 - *Checking and remediation of the poorly constructed sediment traps (assuming they are installed as photographed). The sediment traps should be installed as per the submitted drawings. These photographs show several defects in construction including square cut outs used to house round pipes, cracked rims and plastic, the use of unapproved materials within their construction, rubble filling the base (which visually cannot be confirmed to have been lined) and concrete which appears to have been used as a sealant and is partially blocking one pipe outlet. None of this appears on any of the approved drawings.*
 - *A proposal for remediating these issues should be submitted.*
- 4) *The letter submitted detailing all of the drawings refers to YAP-180-31 REV C4 however, the submitted planning drawing is Revision C5. The applicant will need to confirm which drawing the contractor was working off and confirm that the scheme was not constructed to an earlier design.*
- 5) *We also acknowledge significant differences in the levels for the base of the permeable surfacing, and appreciate the revised calculations showing that this will only result in minor flooding in one area of the site. This is noted to occur but is not significant enough to warrant remediation as the volumes are small and flooding only occurs infrequently (based on the model results).*

Kind regards

Sarah Burrow
Engineering Assistant, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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 Littlehampton, West Sussex, BN17 5LF
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From: Peter Cleveland
Sent: 17 August 2022 11:18
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Y/53/22/DOC

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Dear Sarah

I hope you are well.

Please could you provide an update on the below please as we are few weeks on from being at the top of the list? Could I ask which company you are using?

Many thanks,
Peter

From: Sarah Burrow [mailto:Sarah.Burrow@arun.gov.uk]

Sent: 25 July 2022 11:46

To: Paul Cann <Paul.Cann@arun.gov.uk>; Peter Cleveland [REDACTED]

Subject: [EXTERNAL] RE: Y/53/22/DOC

Hi All,

As suspected there was an error with the date given to Paul below. Y/53/22/DOC is next on the consultant list for review. I have no updated timescale but I can assure you it will be less than the one month previously stated. Apologies for any inconvenience or concern caused by the mistake.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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From: Sarah Burrow

Sent: 25 July 2022 11:10

To: Paul Cann <Paul.Cann@arun.gov.uk>; Peter Cleveland [REDACTED]

Subject: RE: Y/53/22/DOC

Hi all,

I have requested a second confirmation from the external consultant on this application as the one month response time does not fit in with my expectations according to the deadline dates.

Once I have heard back I will confirm.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 25 July 2022 10:18

To: Peter Cleveland [REDACTED]

Subject: RE: Y/53/22/DOC

Hi Peter

Unfortunately, the only fair way to deal with this situation is to deal with the applications in 'response due' date order. We are constantly being chased on most of those applications that need to be looked at before yours. We are trying to see if our consultant can reduce their input on some applications in order to try and speed things up.

In the meantime, I can only suggest that your client speaks to Dan to see if the deadline can be extended.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819

E: paul.cann@arun.gov.uk

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From: Peter Cleveland [REDACTED]

Sent: 25 July 2022 10:04

To: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Y/53/22/DOC

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Dan now correctly cc'd!

Peter

From: Peter Cleveland
Sent: 25 July 2022 09:59
To: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Y/53/22/DOC

Hi Paul

Thank you for the update. I know what the answer may be, but given how long this has been in is there any way of prioritising this? Is it just being dealt with in date order, therefore there are many older DOCs with them?

Dan Vick has advised that they may refuse if they haven't got a response soon, which is beyond our control.

I appreciate your position and for being open on the phone, but the below timescale will not be received well by our client as the properties are ready to be occupied.

Kind regards,
Peter

From: Paul Cann [<mailto:Paul.Cann@arun.gov.uk>]
Sent: 25 July 2022 09:53
To: Peter Cleveland
Subject: [EXTERNAL] Y/53/22/DOC

Hi Peter

Just heard from our consultant. He response is at least a month away unfortunately.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

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E: paul.cann@arun.gov.uk

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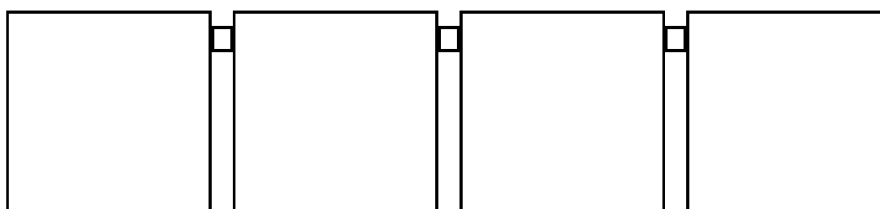
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 Peter Cleveland
Partner, Head of Planning



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