

Simon Davis

From: Lisa Jackson [REDACTED]
Sent: 28 September 2022 17:29
To: Simon Davis
Cc: Jonathan Stone; Andy Higgins; Bava Sathan (BavaSathan@campbellreith.com)
Subject: Re: Y/55/22/DOC Crematorium

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Simon

Thanks for your email. The relevant files referred to below are contained in this link [13591 - Arun Crem LLFA response WeTransfer 20220928](#)

We believe the below and attached more than adequately deals with all the points raised in the latest comments. However, we do want to finally resolve this, so if there are any outstanding points can we please have a direct dialogue between the engineers which could resolve any points in one call for the benefit of all parties?

Condition 8:

Point 1 - Ground Investigation Reports including infiltration testing and groundwater monitoring results is enclosed (ref 2). This confirms the anticipated depth of groundwater and the utilised infiltration rates. Please note that this information has been provided several times previously but is attached again for completeness (please refer to letters dated 25/01/2021 and email of 02/08/2022) . The permeable paving is to be lined with permeable membrane as noted on the proposed pavement details DR-5350.

Point 8 - This is a private development which is occupied and operated by a private company who take responsibility for the long term maintenance and operation of the whole site including the drainage network on a long-term lease. This is not a publicly funded or publicly maintained site to which adoptable standards or scrutiny are to be applied. The design has been considered suitable from both the consulting engineers who occupy the role of designer, and client who will be responsible for long term maintenance of the site. Furthermore, concrete headwalls and exposed pipework are inconsistent with the rest of the site which is a high-quality and well finished space for contemplation and reflection with a naturalistic design. I would also add that the ADC design guide -now adopted as SPD specifically requires under:

Q.01 Rural Development

"Integrate rural development sensitively into its setting in order to respect the character of the District's countryside areas" and "It is important that any new development in these areas respects and enhances this distinctive rural character".

The applicant's design approach is entirely consistent with the adopted design SPD.

Additional comments

iii. It is well recognised that the 1 in 100year storm is the most severe event. This 'worst case' storm event has been shown to create isolated flooding with no risk in accordance with the non-statutory SuDS standards. However, for completeness see *13591-CRH-XX-XX-CA-C-0007-P2_Proposed SW Network calcs (addendum)* (ref 3) containing additional simulation results showing that there is no flooding on site in the 1 in 30 year +40%CC or 1 in 100 year +0% CC.

iv. It should be noted that FRA was approved under the original planning application and the original planning

condition number 8 makes no reference to this. This application is for discharge of conditions based upon the conditions imposed only.

v. The results appear to have been interpreted incorrectly, as there is a 'discharge volume' of 23.409m³ through Node SW2 not flooding of this amount. The results show that there is instead just 0.250m³ of flooding in the 1 in 100 year storm +40% in this location. This extremely minor volume does not impact the ability of the site to function as intended, nor impact the access/egress from the building which has alternative means of access and is at relative higher level than the area at risk from flooding.

vi. An orifice of 0.0001 has been used in microdrainage calculations as a dummy node to simulate the outfall from the basin into the watercourse. The invert of the outfall (3.00mAOD) is at a higher level compared with the basin invert (2.60mAOD), however, Microdrainage will not allow a hydrobrake to be positioned 'above' the invert level of the flow control node. Therefore it was necessary to introduce a dummy flow control at the base of the flow control chamber with no outflow. This will not be present in the physical scheme and does not appear on the construction issue drawings.

vii. Construction issue plans have been enclosed for completeness (ref 1).

Condition 10

The first bullet point refers to residents, this is NOT a residential development. This is privately developed, owned and operated site- it will not raise revenue from residents, which is implied in the comments. The funding arrangements cannot be a planning concern of the Council as they are not part of the s106 agreement. Had the Inspector required confirmation of funding this would have been included in the s106, it is not appropriate to try and impose this through conditions. Financial matters cannot legally be secured by condition. That said, the management of the site will be by Crematorium Management Ltd, a fully funded company which is part of the Westerleigh Group of companies that operate 38 crematoriums throughout the country.

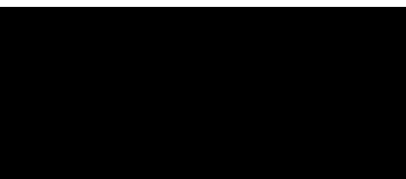
In addition, the SuDS maintenance manual has been updated to include further details on maintenance where deemed necessary and applicable including product-specific guidance from manufacturers. See enclosed (ref 4)

Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd

NOTE NEW ADDRESS FROM 27/05/22

Sanderling, Swannaton Road
Dartmouth, DEVON TQ6 9RL



On 14 Sep 2022, at 10:51, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Lisa,

Please see attached Engineers comments on drainage. You will see that they have further requests for amendments/information so can you please provide a full response within 2 weeks (by end of 28/09). As per the comments I will put through the discharge of condition 9, hopefully today.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

<image001.jpg> <image002.jpg> <image003.jpg>

<image004.jpg>

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<Eng Consult.pdf>