

Zoe Toppin

From: Simon Davis
Sent: 08 September 2020 11:06
To: Planning.Responses
Subject: FW: Y/59/20/DOC- Bonhams Field

Further Drainage Engineer response.

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 07 September 2020 13:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: Y/59/20/DOC- Bonhams Field

Hi Simon,

We would not support option 1, the drainage design cannot be reviewed and approved without the winter testing results.

But option 2 would appear to be okay, it would allow them to commence but nicely limits what they can do. Option 2 would remove the concerns I raised regarding the variation of this condition on the 18th August as the degree of works permitted prior to approval of the drainage condition is so limited.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or laura.gibbons@adur-worthing.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 28 August 2020 15:06
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: Y/59/20/DOC- Bonhams Field

Hi Laura,

Please see email below from Luken Beck.

They do have a point re option 1 and the wording of the condition. However, I can see that we can't discharge the condition as then there would be nothing in place to ensure that they submit the winter infiltration testing. Their proposal at option 2 looks to be reasonable as it means that they only construct the access before discharging the condition. Could you support this approach? We could then try to get them to withdraw the application to discharge the drainage condition.

Simon.

From: Natalie Fellows <Nataliefellows@lukenbeck.com>
Sent: 21 August 2020 16:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Ian Johnson <IanJohnson@lukenbeck.com>
Subject: Y/59/20/DOC- Bonhams Field

Dear Simon,

Thank you for the update below.

As you can appreciate, we are trying to keep the permission 'alive' and actively seeking to discharge all the pre-commencement conditions in readiness to start on site asap.

Whilst a number of conditions have been discharged already, the main stumbling block appears to be drainage related. We would like to run through the others outstanding too, perhaps separately.

My client will ensure that infiltration testing will be carried out in accordance with BRE this year and this will be carried out during the winter months. As explained on the phone, we thought that this was underway, but later transpired towards the end of the winter season that this was not the case. CEP will ensure that the remaining site investigations are agreed with Laura prior to them taking place so we are clear what is needed going forward. However, given the time to do this additional testing is very tight and achieve a discharge of condition, we are exploring other options concurrently.

To ensure the scheme can be implemented prior to the expiry date, we have two additional options:

1. **Seek the Council's Approval of Drainage Condition 12 and 14.** We do not agree that the current application to discharge this condition should be refused, **only that supplementary percolation testing should be submitted.** This is because, if you look closely at the wording of the condition it states "*Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved will be required to support the design of any infiltration drainage.*" Strictly speaking we have provided Ground Water Monitoring during the winter months and this is in accordance with this condition. We are just required to provide infiltration testing in accordance with BRE 365 which does not necessarily need to be done during the winter months. The condition is not precise in this regard and we believe we should not be delayed if the proposed drainage strategy applies a factor of safety. This would mean that infiltration testing carried out during August / September could be used which could be supplied in a few weeks' time. The strategy would be updated to reflect this data/ approach. We would welcome the Council's thoughts on this.
2. **A s73 application is submitted to amend the trigger point for Condition 12 and 14.** Whilst we understand the Council's initial reluctance, we think there is an opportunity re-word this condition to make it more precise to allow just limited highway access / bell-mouth works to be constructed only rather than using a 3 month from commencement or DPC trigger for this information to be discharged. We suggest the condition states "*Development shall not commence, with the exception of the highlighted site access works shown in accordance with plan 23018/102 (identified in blue and pink), until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the LPA.*". We can make this plan more simplified by identifying this area in one colour when it is formally submitted. It is important to note that the access only affects the first 3.9m into the site and therefore should not prejudice the implementation of the

drainage scheme (to be approved). The outline permission also agreed the access arrangements as per dwg 01 Rev D at this stage, so we hope the Council will look favourably at this option.

As you are aware, the Government is very much trying to keep permissions alive and this includes outline permissions. We fall slightly outside of the extension of time provisions in place, albeit it will be interesting to see if this is extended in due course.

I also note that the outline permission only gives one year for implementation following Reserved Matters approval, rather than two years which is usually the case. I suspect the reasons for this may be due to the lack of 5 year land supply which is still an issue. Equally the Council will want to try and hopefully offer some assistance to ensure the scheme is built out. My client is very unfortunate in the fact that there was always good intentions to commence rapidly but for very good reasons linked partly to Covid19 has been unable to do so.

I look forward to hearing from you. If you would like to discuss on the phone, my mobile number is 07375 490164. We may even decide that an online meeting, including the drainage engineers, would help move this project forward.

Kind regards, Natalie.

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 18 August 2020 17:49
To: Natalie Fellows <Nataliefellows@lukenbeck.com>
Subject: RE: Y/59/20/DOC- Bonhams Field

Dear Natalie,

I have spoken with Laura and with my team leader about this. Laura is not confident about accepting a varied condition on such a large development site. She says that: *"Drainage should be one of the first elements to be constructed, especially on a site such as this where drainage is being provided within the roads. Usually any crates and the permeable sub-base are constructed with a temporary tarmac layer to facilitate a surface for construction*

traffic. Not doing this would likely ruin the soil characteristics and preclude the use of infiltration. In addition changing constructed drainage would be very costly and ensuring compliance with a later approval will be near impossible."

Having discussed with my team leader, we consider that the DOC will need to be refused. You still have this coming winter to undertake the winter infiltration testing and this may still allow for a condition discharge process and commencement before the 21st February 2020. You are course still welcome to apply for the S.73 application if you wish.

Kind Regards

Simon J Davis MRTPI
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Directorate of Place

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