

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 13 August 2021 14:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/88/21/DOC

Please upload the below to the above application; Correspondence.

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Laura Bourke [REDACTED]
Sent: 13 August 2021 13:10
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Y/88/21/DOC

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Hi Maria

Thanks for your email.

It would seem in everyone's interest if a little extra time could be given to the applicant to agree details to be submitted given the drainage consultants are discussing matter early next week.

If the application is refused this will simply lead to more work for both parties as a revised application will need to be submitted.

As the know the NPPF encourages LPAs to work positively with applicants and so I hope you can understand our position.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

dowsettmayhew Planning Partnership
Mocatta House | Trafalgar Place | Brighton | BN1 4DU

dowsettmayhew
Planning Partnership

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Date: Friday, 13 August 2021 at 10:48
To: Laura Bourke [REDACTED]
Subject: RE: Y/88/21/DOC

Good morning Laura,

Thank you for your email.

I usually response immediately on such an emails, however yesterday was my day off.

I am sorry but it is not up to me to wait or not; DOC application should be decide on time, we do not give this opportunity to anybody. For this reason we inform the agent/applicant of any comments (especially with regards to drainage) and give them certain period of time to address the requirements.
In case the Drainage Engineers would not have enough time to assess further information provided (deadline is on 20/08/21), your application would be refused and you will need to make a revised submission.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

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From: Laura Bourke [REDACTED]
Sent: 12 August 2021 09:41
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Bojidar Boiadjiev [REDACTED] Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: Re: Y/88/21/DOC

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Morning Maria

Just to let you know the applicant's drainage consultant and your colleague Laura are due to catch up next week on Tuesday 17/08 to discuss requirement and seek to agree a way forward.

In light of such, could you please wait until our colleagues have discussed before proceeding to a determination.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

dowsettmayhew Planning Partnership
Mocatta House | Trafalgar Place | Brighton | BN1 4DU

dowsettmayhew
Planning Partnership

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Date: Tuesday, 20 July 2021 at 10:42
To: Laura Bourke [REDACTED]
Subject: RE: Y/88/21/DOC

Morning Laura,

The deadline of your application is on 20-08-21
and we have to issue decision this day.

Therefore, please keep in mind if want to address Laura's comments (Drainage Officer) it should be ASAP, since there is a guarantee the Drainage Officer would have enough time to assess it.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

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From: Laura Bourke [REDACTED]
Sent: 20 July 2021 09:35
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Jennifer Foreman [REDACTED]
Subject: Re: Y/88/21/DOC

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Mmorning Maria

Hope you are well and enjoying the sunshine.

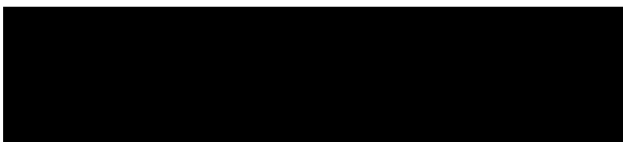
I have just returned from annual leave and catching up on emails.

Further to the email below, I am checking details with our drainage consultant and will provide a response shortly.

I would be grateful if you could hold fire on issuing the decision for now and I will be back in touch ASAP.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner



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Planning Partnership

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Tuesday, 13 July 2021 at 19:20

To: Laura Bourke [REDACTED]

Subject: Y/88/21/DOC

Dear Laura,

Please see below the comments of our Drainage Officer.

Condition 5

1. The applicant has completed summer infiltration testing which indicate infiltration is not viable.
2. No winter groundwater monitoring results have been provided, this information must be supplied to evidence that groundwater will not get into the surface water drainage system.
3. The proposal is for an unlined system to be pumped. This could in winter result in groundwater being pumped.
4. Pumping is not supported, it is not a sustainable solution. Pumps also fail and can result in increased flood risk both on and off site. The applicant must submit a revised gravity scheme.
5. The proposals are to pump surface water to the on site reservoir. The statement claims that no surface water will be discharged off site. No evidence has been submitted to evidence that either the existing surface water drainage network or reservoir have the capacity to accept these additional flows. The reservoir must also have an overflow to somewhere for water to be discharged in times of exceptional rainfall when irrigation demands are less, i.e. the winter. Therefore the statements provided are not supported by ourselves.

Condition 6

It is not possible for us to recommend discharge of this condition at this time with the strategy presented. A fully revised surface water drainage design is required, which may involve a gravity outfall to watercourse.

Given the above points and the current proposals failures to meet policy requirements we recommend that this application is refused.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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