

From: Simon Davis

Sent: 17 December 2018 11:31

To: 'Rosie Foreman'

Subject: RE: Conditions pursuant to Y/92/15/PL- Land at Longacre, Maypole Lane

Dear Rosie,

My position is that I follow the advice of our engineers who know what they are talking about in this field. I would not want to start directing them as to what they can and can't ask for as I would not be confident of the impact this would have on the eventual scheme. Furthermore, I would be extremely uncomfortable about discharging a condition without their agreement. However, I will pass your comments to our engineer who may wish to comment on the specific points raised.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Rosie Foreman

Sent: 12 December 2018 16:33

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: Conditions pursuant to Y/92/15/PL- Land at Longacre, Maypole Lane

Hi Simon

Further to the voicemail I left earlier, I thought I'd follow up with a little more detail in an email as I am out of the office when you return on Friday.

The Council's drainage team have fed back to our client's drainage and flood risk consultants regarding the design of the surface water drainage scheme and reservoir. We can deal with many of the points raised, but one of the requests is for detailed construction drawings of the development. Although this level of detail may be useful to support the drainage scheme, the conditions do not explicitly require construction drawings.

For example, condition 12 requires the detailed design of the reservoir to be approved, but does not advise what level of 'detail' the 'design' needs to provide, nor whether this should be provided in drawings or through a written statement. The original planning application drawings provided plans and cross sections of the reservoir, and the conditions application is accompanied by details of the lining of the reservoir and supporting information detailing

the measures which will be taken to ensure that the reservoir has sufficient capacity to attenuate a worst case scenario stormwater event. This ensures that the reason for the condition is addressed, i.e. to prevent flooding by ensuring the satisfactory storage of surface water from the site.

We understand that the Council's drainage engineers would like certainty about bringing the reservoir into the Reservoirs Act. I have been advised by our consultants that as a result of the capacity of the reservoir, it will need to be registered with the EA. This process requires EA-approved engineers to be appointed for construction, supervision (to monitor the reservoir and produce annual statements) and inspection (every 10 years). We have confirmed in our covering letter accompanying the application that the reservoir will come under the requirements of the Reservoirs Act, and will be subject to these design approvals, construction monitoring and operational monitoring/inspection by the EA.

In our view, sufficient information has been submitted to demonstrate an acceptable surface water drainage scheme can be delivered on site which reduces the risk of flooding both on and off site, and therefore to meet the requirements of the conditions.

The final design and build drawings have not yet been prepared to the level of detail being sought. The first work on site to implement the permission is intended to be laying a part of the access road surfacing, carried out by general building contractors, with work on the reservoir/drainage infrastructure starting later in the year, led by specialist engineers and contractors.

Should any details of the reservoir/drainage infrastructure require amendment following appointment of a contractor for construction of the reservoir/drainage infrastructure and the preparation of the final construction drawings, then the amended scheme will require approval pursuant to conditions. The Council therefore retain full control over the delivery of the development.

Do give me a ring if you need to discuss the matter, as we are keen to work with you and your colleagues to allow approval be issued in advance of the time limit for determination expiring and allow a material start to be made.

I look forward to hearing from you,

Kind regards,

Rosie Foreman
BSc (Hons) MSc MRTPI
Senior Planner



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Monday, 26 November 2018 at 15:36

To: Rosie Foreman [REDACTED]

Subject: RE: Conditions pursuant to Y/92/15/PL- Land at Longacre, Maypole Lane

Dear Rosie,

Thanks for your email. The application has not yet arrived on my desk. I understand that it will likely be looked at by our admin team tomorrow and they will then be in touch.

I will of course forward any responses to you as soon as I receive them.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: Rosie Foreman [REDACTED]

Sent: 26 November 2018 11:43

To: Simon Davis

Subject: Conditions pursuant to Y/92/15/PL- Land at Longacre, Maypole Lane

Dear Simon,

Further to our telephone conversation at the end of October, we submitted an application for approval of details pursuant to conditions via the Portal on Friday, which I understand was transferred to the Council from the Portal this morning. The Portal reference is PP-07443490.

The Applicant has only recently reached a position (both in practical, site management terms and in terms of their financial planning) where they are able to implement the permission and instruct consultants and contractors to address the pre-works requirements. Unfortunately, this has come at quite a late stage in the time period for implementation, and we are therefore now only about 8 weeks away from the expiration of the three year time limit for implementation, on 26 January 2019. The Applicant's transport and drainage consultants have liaised throughout the process of preparing information to address the pre-commencement conditions of Y/92/15/PL with the relevant Officers at the District and County Council, to ensure that the submitted information addresses their requirements.

The Applicant would like to implement the current permission, and make a material start on site prior to the expiration of the current planning permission. In the event that the permission expires, the submission of a fresh full planning application for an identical scheme would generate further work for both the Applicant and the Council, which we would like to avoid by agreeing details pursuant to conditions of Y/92/15/PL in timely manner to allow the Applicant to implement the extant permission.

The Applicant has instructed contractors who are able to be on site at short notice and make a material start on works to implement the permission. It would be very helpful if approval of details pursuant to these conditions could be issued as soon as possible, and we would like to work with you to expedite the determination of this application. Therefore, do please let us know if your consultees have any early feedback or require additional information. However, as set out above, we are not expecting any significant issues to be raised given the pre-application engagement with highways and drainage officers.

I look forward to receiving confirmation that the application has been validated, and progressing to a timely decision on the matter.

Kind regards,

Rosie Foreman
BSc (Hons) MSc MRTPI
Senior Planner



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