



From: stephen jupp [redacted]
Sent: 20 March 2019 09:12
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Danny Keet [redacted]
Subject: Re: BN/50/18/PL The Fallows

Simon

upon further reflection we will provide the winter ground water monitoring results before the end of next week.

This will enable the avoidance of a PC condition.

Accordingly an EoT until 5th April is hereby agreed

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB



On 19 Mar 2019, at 18:05, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Steve,

As you have commented on the proposed PC drainage condition/requested that it be pre DPC, we cannot now impose it as a PC condition.

I have spoken with our engineers and they have said that:

"We would not wish to allow construction to commence prior to surface water drainage design being formally agreed. This is due to the fact that surface water drainage should be one of the first elements constructed. Alterations to design of the drainage could have significant knock on impacts upon wider construction. Therefore, if the application is to be determined immediately we would recommend you refuse this application."

I provided my initial comments to this application in November stating our requirement for winter groundwater monitoring and infiltration testing. Since this time there has been ample opportunity for the applicant to complete groundwater monitoring and infiltration testing. Infiltration testing has been completed and it appears that groundwater monitoring is being undertaken. However, without the groundwater monitoring results we cannot assess if the proposed design is adequate. If the determination of this application is delayed by a couple of weeks I hope that the groundwater monitoring results can be provided and my request for this condition be removed. I believe this would be the most efficient way forwards."

Would your client accept a further extension of time to allow time for the groundwater monitoring results to be completed and thus the condition would not need to be imposed at all? If not then the options would be either agree to our use of the PC condition or I may have to refuse the application (I will need to speak to a Team Leader first to agree this approach but we would certainly not want to create a precedent for future applications).

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: stephen jupp <[REDACTED]>
Sent: 13 March 2019 15:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BN/50/18/PL The Fallows

Simon

yes i am aware that winter groundwater monitoring has to continue until end of march so accept it will be pre-commencement, but if it could be worded to allow works up to dpc that would be much more reasonable

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB

On 13 Mar 2019, at 15:01, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Steve,

Not sure I sent you this at the time I received it (although it has been on the website since receipt). Anyway, this relates to why we are still requesting a pre-commencement drainage condition (as per the email you will have just received).

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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From: Laura Gibbons

Sent: 04 January 2019 13:55

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

Subject: RE: BN/50/18/PL The Fallows

Hi Simon,

The condition is still required.

It is unclear from the supplied information if three consecutive infiltration tests were completed as is required. The information also states that a piezometer was installed to monitor ground water levels. These ongoing monitoring results have not been provided.

At DOC stage the applicant will need to ensure that our checklist (attached) is complied with. I.e. supply layout drawings and calculations too.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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From: Simon Davis
Sent: 04 January 2019 10:24
To: Laura Gibbons
Subject: FW: BN/50/18/PL The Fallows

Dear Laura,

Please see below./attached. Does this alter your response of 23/11/18 at all?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: stephen jupp <[REDACTED]>
Sent: 03 January 2019 11:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Danny Keet <[REDACTED]>
Subject: Re: BN/50/18/PL The Fallows

Simon

Please find attached details of the soakaway design and infiltration results.
Groundwater level monitoring will continue until March and I would suggest that
those results can be conditioned.

Kind regards

Steve Jupp

Stephen Jupp MRTPI
Chartered Town Planner
Sally Field Lodge
Rotten Row
Sidlesham
West Sussex
PO20 7QB
[REDACTED]



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