

[REDACTED]

From: Tom Griffin [REDACTED]
Sent: 13 August 2021 17:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Planning <Planning@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Nigel Lynn <Nigel.Lynn@arun.gov.uk>; Claire Potts <Claire.Potts@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Jaimie Wragg [REDACTED] Paul English [REDACTED] Gordon Hodgkinson [REDACTED] Paritosh Job [REDACTED] Zsuzsa Chynoweth [REDACTED] Matthew Kail [REDACTED] Chris Privett [REDACTED] David Bowles [REDACTED] Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Decision Notice DOC Individual Actual PLDNDOCIAC

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Dear Nigel / Neil / Claire,

I am extremely disappointed to have received the attached refusal notice following our resubmission of surface water drainage information in relation to condition 6 of outline planning permission BN/32/15/OUT.

The information submitted was originally sent by myself on 7th June via email to Michael Eastham and Paul Cann, attached, detailing the further investigations that were undertaken on site, as originally requested by Arun DC, and asked for advice on whether the information was sufficient and if anything more would be required – this is something that had been done in the previous application and was intended to ensure we met the requirements of

Arun DC. Michael responded asking us to submit the application formally, and therein was an assumption that the information was sufficient.

The formal submission was then processed from our end and acknowledged by yourselves on 23rd June.

Over the course of June, July and August myself and our planning consultant, Thrive, sent a combination of 6 emails and 2 phone calls to either Michael or Paul, asking for a response or feedback, each time asking if the application could not be flatly refused, but a consultation process opened where we can work together to find an amicable solution – we received no response.

And here we are, with a refusal notice, and no consultation, not even an email from yourselves to let us know that the application had been refused.

Our Senior Geotechnical Engineer who oversaw the groundwater monitoring, Nigel Austin from RSK, is a seasoned professional who has worked in the industry for many years conducting thousands of surveys such as this, he made the following very valid points:

The comments made by Arun DC, in my opinion are not considered, and should be argued against for the following reasons:

1. The location of Monitoring Position 4 is within 10-15m of the proposed pond, is topographically at the same level, and any change in groundwater levels over that distance would be negligible. The reason for the positions of the monitoring locations over the whole site was to ensure an even coverage.
2. The dewatering has not affected Monitoring Position 4 (this is stated within the results) and a robust set of monitoring over the winter months was obtained (6 readings between 2/11 and 16/3/2021). The readings of 14/12/2020 and 16/2/2021 indicate a 100mm difference between them and whilst no reading was obtained in January 2021 (due to in place covid related restricted travel arrangements), it is not unreasonable to extrapolate a similar reading in January to those of December and February

For the above reasons I ask that you can reconsider this refusal notice, and trust that common sense will prevail so we can proceed with a more amicable solution, a more constructable attenuation basin, and work together going forward.

Many thanks,

Thomas Griffin
Technical Manager



Matthew Homes Limited
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW
Reg.No 1210027 England
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ
VAT Reg.No 283 6853 21

From: Zsuzsa Chynoweth [REDACTED]

Sent: 10 August 2021 21:01

To: Tom Griffin [REDACTED]

Cc: Paritosh Job [REDACTED] Matthew Kail [REDACTED] Chris [REDACTED]

Privett [REDACTED]

Subject: FW: Decision Notice DOC Individual Actual PLDNDOCIACT

Dear Tom

I hope you are well.

Unfortunately the application for OL condition 6 –Lillies was refused.

I emailed Michael Eastham 28.07.2021 and 06.08.2021 , called and left a message on the 06.08.2021, but to no avail ,as he did not respond.

There was no consultation response on their system last Friday, as I checked. The attached must have been uploaded either yesterday or today.

Please let me know how you wish to proceed.

Kind regards

Zsuzsa

Covid-19 Working Procedures

In line with Government advice, Thrive have been transitioning to working from home for most of the team. We have access to all our systems remotely and we continue to provide our clients with the support they need without interruption. We have a small core team in the office (working in segregated areas), to manage day to day essentials such as IT support, plotting and scanning large format drawings.

We are currently utilising Microsoft Teams, Zoom or Skype for remote video conferencing and meetings.

Our offices remain open Monday to Friday 8:30am - 6:00pm, however with the majority of staff continuing to work from home, emails remain the most efficient means of communication or calls direct to mobiles.



Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician



Building 300, The Grange, Romsey Road, Michelmersh,
Romsey, Hampshire, SO51 0AE
Registered in England Number 2211652

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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 10 August 2021 14:49
To: Zsuzsa Chynoweth
Subject: Decision Notice DOC Individual Actual PLDNDOCIACT

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

DX 57406 Littlehampton

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 13 July 2021 15:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/86/21/DOC

Dear Michael,

Condition 6 was previously discharged under BN/129/20/DOC. Although no covering note has been provided on the portal for this application it appears that the applicant is looking to alter the basin design only as part of this new application.

The groundwater monitoring data supplied as part of this application does not include any monitoring completed at the location of the proposed basin. It is also noted that half of the monitoring boreholes were deemed to have been impacted by onsite dewatering activities. Monitoring was not completed over the full winter with no data provided between mid-December and mid-February. As a result of these factors it is deemed that the groundwater monitoring results presented cannot be relied upon. The design approved under BN/129/20/DOC is still suitable.

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

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

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 28 June 2021 13:50
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: BN/86/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BN/86/21/DOC
Registered: 23rd June 2021
Site Address: Land Rear of Lillies Yapton Road Barnham PO22 0AY
Grid Reference: 496408 104092
Description of Works: Approval of details reserved by condition imposed under ref BN/32/15/OUT relating to Condition No 6 - surface water drainage.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (GOB) 2020

From: Tom Griffin [REDACTED]
Sent: 07 June 2021 14:58
To: Michael Eastham; Paul Cann
Cc: Paritosh Job; John Freeman
Subject: The Lillies, Yapton Road, Barnham
Attachments: BN_129_20_DOC202011241724117132 - 6.pdf; 17748-BARN-5-SK003C - Suds Cross section.pdf; 203434 - Yapton Road - Uplift Calcs.pdf; 1921454L01nba The Lillies, Yapton Road.pdf

Good afternoon Paul / Michael and I hope you are both well.

Following discharge of condition 6 at The Lillies, Yapton Road, Barnham in November last year, we instructed a Geotechnical Engineer – RSK Environment Ltd, to carry out winter groundwater monitoring from Nov – April. This was done with a view to establishing an accurate highest groundwater level so we could look to redesigning the pond liner – which is currently designed to a worst case scenario (ground water at ground level).

I now attach the groundwater monitoring results from this period, along with revised uplift calcs designed to Eurocode 7 based on these results. They show a requirement for 1.4m of soil above the impermeable membrane to prevent uplift, we have then had the suds pond cross section redesigned to show this, also attached.

We would like to submit a fresh discharge of condition application to have the above items approved by yourselves, but first can you advise if you have any questions on the attached or would like to see any additional information before we formally submit?

Many thanks,

Thomas Griffin
Technical Manager



Matthew Homes Limited
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW
Reg.No 1210027 England
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ
VAT Reg.No 283 6853 21

Thrive Architects
Building 300, The Grange
Romsey Road
Michelmersham
Romsey
SO51 0AE

Date: 10th August 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: BN/86/21/DOC

Dear Mrs Chynoweth,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref BN/32/15/OUT relating to Condition No 6 -
surface water drainage.
Land Rear of Lillies Yapton Road Barnham PO22 0AY

Notification regarding the above application:

Condition Number 6

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

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.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The information submitted regarding Condition 6 imposed on outline planning permission

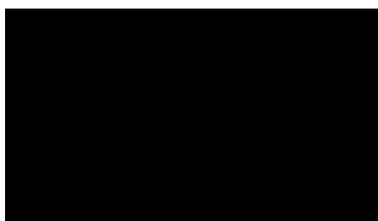
BN/32/15/OUT: relating to details of the proposed surface water drainage scheme is refused and the condition is hereby not discharged.

The groundwater monitoring data submitted as part of this application to alter the basin design does not include any monitoring completed at the location of the proposed basin. It is also noted that half of the monitoring boreholes were deemed to have been impacted by on-site dewatering activities. Monitoring was not completed over the full winter with no data provided between mid-December and mid-February. As a result of these factors it is deemed that the groundwater monitoring results presented cannot be relied upon. Without adequate monitoring it has not been evidenced that the revised design would not increase on site or off-site flood risk for the duration of the development, contrary to Policy W DM2 of the Arun Local Plan.

Condition 6 was previously discharged under BN/129/20/DOC; and the basin design approved under BN/129/20/DOC is still suitable.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning