

From: Gardiner Hanson [REDACTED]
Sent: 21 November 2024 14:30
To: Jessica Riches
Cc: Harvey Wingfield
Subject: Re: EOT Request - Ford & Drainage

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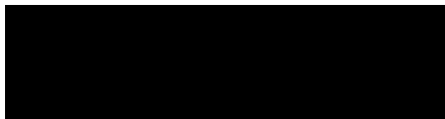
Hi Jess,

Please accept this email as formal confirmation that we agree to the Extension of Time through to 21st February 2025.

Kind regards,

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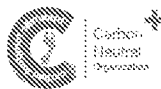
Gardiner Hanson
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From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Date: Tuesday, 19 November 2024 at 12:03
To: Gardiner Hanson [REDACTED]
Cc: Harvey Wingfield [REDACTED]
Subject: EOT Request - Ford & Drainage

Hi Gardiner,

EOT

As discussed previously, the application currently requires several changes in terms of design to overcome the concerns that officers and consultees have. I am trying to get these summarised for you as soon as possible.

It is unlikely that the application will be considered favourably in its current state, and therefore given that we can see that many of these issues could be overcome, it is expected that revised plans would be invited. In this instance, we would like to agree an Extension of Time until 21st February in order for revisions to be made, re-consultation and to align any committee report with internal deadlines to present at February Planning Committee which is on 19th February. Depending

However, without an EOT, and an outstanding objection from WSCC Drainage, the Council will seek to determine the application within the statutory deadlines (mid-December) which will result in a refusal of the application.

Drainage

As I understand it from our conversation, you are commissioning a drainage technical note in response to the drainage objection from WSCC. I wanted to take this opportunity to stress that the SUDs hierarchy specifies that infiltration is the first step, and that all infiltration, even shallow infiltration opportunities must be explored and maximised. The testing carried out should be sufficient to rule this out across the site, and my understanding of the objection from WSCC is that this is insufficient to do so currently.

If the opportunity to carry out infiltration testing this winter is missed, then there will be a requirement to undertake further survey work during the winter period 2025/26, which will ultimately delay the successful determination of any reserved matters applications until after March 2026. The current application will not be kept open indefinitely and certainly not to take account of testing in winter 2025/26.

During the first meeting with the development team in October 2023, Arun District Council highlighted the importance of ensuring that all groundwater winter monitoring and infiltration testing had been undertaken. There were numerous reminders of this element being crucial to ensuring a successful determination, and the time sensitivity of this work.

The decision to not carry out further infiltration testing as per WSCC's response is an exceptionally risky strategy that could delay these RMs, future RMs and the overall delivery timelines on the site.

I would also advise you to postpone any further DOC submissions, until the Reserved Matters applications are more progressed and the drainage issues are fully understood. Starting on site is at your own risk, and if drainage is not approved in details, then the council may seek support from the enforcement team.

Kind Regards,

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

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