

[REDACTED]

From: Luke Challenger [REDACTED]
Sent: 07 July 2021 17:58
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Vicki Turnbull [REDACTED] Dathan Trent [REDACTED] James Welch [REDACTED]
Subject: Clays Farm - drainage matters

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Dear Simon,

Thank you again for your time earlier today to discuss the drainage issues with the scheme.

To summarise the position, we have previously undertaken ground water monitoring on the site. Details of this are set out in the Drainage Strategy Technical Note (Hydrock) submitted with the RM application. It explained that the infiltration tests carried out by Soils Limited demonstrated that the rate was not suitable as a means for discharging the site.

The response from the Drainage Officer, Laura Gibbons, to the application and subsequent discussions with our drainage consultant (Hydrock) has indicated the Officer's concern with the strategy and her request for winter groundwater monitoring which includes shallow level testing. Hydrock have gone back on this request to explain that it is not practical in technical terms although the matter remains unresolved. The soakaway option would also not provide a desirable solution for the end user given potential issues of waterlogged gardens, and would create long term maintenance issues. Further, Southern Water's response to the application (dated 22.04.21) confirmed the organisation had no objection to the proposals and that any public sewer network reinforcement that is deemed necessary to mitigate additional surface water flows from the proposed development will be provided by Southern Water.

I note the outline planning permission included a condition (no. 10) requiring a scheme of surface water drainage to be submitted to and approved by the LPA. The issue we face however is the implications of an alternative drainage strategy for the scheme needing to be worked up following the granting of reserved matters planning permission. This is likely to have a significant impact on the deliverability of the scheme from a cost perspective given that Aster are contractually obligated to complete on the land transaction once RM planning permission has been granted. This presents a potential financial risk to Aster given that at that stage the full cost of a revised drainage strategy will not be known – this has the potential to be a significant financial impact.

As mentioned in the meeting we have struggled to progress dialogue with the Drainage Officer on this rather complicated technical issue and consider that a virtual meeting between Hydrock and the Officer would greatly assist in resolving issues. We recognise the Council's resourcing challenges with the Officer only working one day a week and aim to engage as constructively as possible. The issue however, if unresolved, could lead to the very undesirable position of Aster being forced to withdraw the application prior to approval. This is clearly a situation Aster greatly wish to avoid as the organisation's mantra is very much about working constructively with local

communities and local planning authorities to deliver affordable housing in the areas in which they are urgently needed.

In order to allow the sufficient dialogue to resolve the drainage issues under the current RM application we consider a further EoT would be required. If you are able to confirm this and help facilitate a meeting with the Drainage Officer it would be greatly appreciated.

Many thanks

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