

From: Simon Davis
Sent: 14 April 2022 11:53
To: Havis, Sean [REDACTED]
Subject: RE: *EXTERNAL: RE: Drove Lane, Yapton - Outstanding Drainage Conditions

Dear Sean,

You are correct that the off-site works do not form part of the condition. However, the agreement of the LDC is also linked to the on-site watercourses i.e. these parts of the condition:

- *Details of any discharge of any flows to watercourses, the culverting or diversion, infilling or obstruction of any watercourses on the site.*
- *Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.*

Therefore, we cannot fully discharge Condition 9 until these matters have been addressed through the LDC.

On that basis, the discharge of condition 9 must wait until these matters have been agreed.

I will discharge conditions 10 and 27 today. Regarding condition 11, this can only be discharged once the drainage has been installed so it cannot be discharged at the present time. I was therefore going to refuse it or you can instead withdraw it from the application?

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Havis, Sean [REDACTED]
Sent: 14 April 2022 08:35

To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Roger Spencer <Roger.Spencer@arun.gov.uk>
Subject: RE: *EXTERNAL: RE: Drove Lane, Yapton - Outstanding Drainage Conditions

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Morning Simon,

Apologies I feel like wires have maybe got crossed. My understanding from previous emails from Paul Cann (see attached) was that the offsite works and associated Land Drainage Consent only affected the pre-occupation obligations and would not hold up start on site once the drainage plans had been agreed (which fortunately they now have):

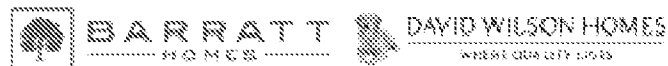
"I have spoken to Simon Davis and he is of the opinion that the offsite works will not form part of the pre commencement conditions in this case, but is obviously a very important aspect of the scheme that needs to be addressed asap."

I hope this provides some comfort in discharging Condition 9.

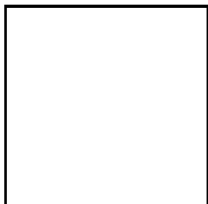
Many thanks,
Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 April 2022 18:33
To: Havis, Sean [REDACTED]
Cc: Roger Spencer <Roger.Spencer@arun.gov.uk>
Subject: *EXTERNAL: RE: Drove Lane, Yapton - Outstanding Drainage Conditions



EXTERNAL EMAIL WARNING

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Dear Sean,

I can certainly discharge Condition 27 tomorrow. The drainage scheme has been agreed but the full discharge of condition 9 is also dependant on the Land Drainage Consent being agreed in order to fulfil the requirements of the second and third bullet points in the condition. I am aware that there is a meeting planned for later this month to consider these issues. I can either part discharge the condition now (but

you would have to make a fresh application to agree the rest of it) or we can wait until after the LDC has been resolved and then discharge the condition in full.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Havis, Sean [REDACTED]
Sent: 13 April 2022 15:27
To: Roger Spencer <Roger.Spencer@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Drove Lane, Yapton - Outstanding Drainage Conditions

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Afternoon Roger,

Thank you for your call this afternoon and for running through the drainage information so efficiently.

I have requested our Engineers update the Maintenance/Management Manual with your requests, as per the below. This will be sent across to yourself and Simon Davis by 11am tomorrow at the latest.

- Update date on Front Page(s) to reflect April 2022 (not July 2020);
- Add Drawing List (provided as part of the application) to Page 2/3;
- Under Page 5 (Detention Basins) where we have listed "*as required*", please add "*as required within a year [or appropriate timeframe]*". Timeframe be deemed appropriate by Engineers;
- Under Page 5, Para 3.2, specifically mention reviewing lining and anti-flotation material;
- Under Page 9 we reference Penstocks. Can the use of these please be confirmed and removed or retained as necessary;
- Under Page 9, Para 3.8 – specifically reference the use of GRIPS;

I've just had a further review of conditions and the Maintenance/Management Manual was submitted pursuant to Conditions 10 and 11 only.

I was therefore wondering if, firstly, whether you are now able to recommend the discharge of Condition 9 (Surface Water Drainage Scheme) following reviewing Laura's final outstanding concerns? Secondly, **Simon**, if this is recommended for discharge by Roger, would you be in a position to discharge Condition 9 (and 27) and we will look to discharge Conditions 10 and 11 following the additional/updated information to be provided?

Many thanks,
Sean

Sean Havis (AssocRTPI)
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