

[REDACTED]

From: Havis, Sean [REDACTED]
Sent: 14 April 2022 12:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: *EXTERNAL: RE: Drove Lane, Yapton - Outstanding Drainage Conditions

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Hi Simon,

Thank you for the confirmation on Conditions 10 and 27. Yes, apologies, you are correct re. Condition 11, could you refuse this if possible and we will look to resubmit once the works have been completed.

In regard to Condition 9, given that the detailed drainage scheme and maintenance manual have now been deemed acceptable and a meeting has been arranged on-site for next week to discuss the final outstanding comments, would Arun DC be willing to allow some enabling works to commence (i.e. erection of compound and construction of the access road)?

As I'm sure you are aware, we have a number of contractors lined up and these delays are not only affecting our business but are affecting a number of local and national contractors and their associated employees. We would be happy to clearly outline the works that we would be undertaking if that would provide some reassurance to Arun DC and assist in monitoring the works on site.

Happy to discuss over the phone if easier.

Many thanks,
Sean

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

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



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From: Simon Davis <Simon.Davis@arun.gov.uk>
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
www.arun.gov.uk

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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



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