



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 01 July 2022 09:02
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Y/3/22/OUT Land West of Bilsham Road, Yapton

Hi Simon

Whilst sufficient groundwater monitoring has been undertaken in the existing boreholes, indicating a peak in October 2021 (the district suffered flooding during this event). The number and location of the boreholes is not normally sufficient. I appreciate that some interpolation can be obtained from the results but this can be unreliable, and it is recommended that further monitoring points are installed at agreed locations to confirm any interpolation.

The greater issue is the lack of infiltration testing (required in the winter). This is imperative to designing a suitable scheme. It is recognised that infiltration will not provide a total solution but it will form part of the solution, along with controlled discharges to the watercourses. Infiltration must be utilised wherever possible. It is strongly suggested that the applicant agrees the locations and timing of this testing.

Regarding the provision of enabling works, these were agreed for the Littlehampton Academy site as a one off . It is not something we would wish to see widespread.

For these reasons I cannot agree to the modification of condition no.10.

Regards

Paul Cann
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 June 2022 14:26
To: Land Drainage <Land.Drainage@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Y/3/22/OUT Land West of Bilsham Road, Yapton

Just chasing this re-consultation request as this application may go to the July Ctte and they still object to our proposed surface water drainage condition no. 10 (re the winter testing requirements).

Could this be reviewed and a response provided. I know you don't have the capacity but the alternative is that we have to change the condition as they request and in that case, I would need your objection to the change to report to the Ctte otherwise Ctte would be none the wiser.

Simon.

From: Simon Davis
Sent: 24 May 2022 11:10
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: FW: Y/3/22/OUT Land West of Bilsham Road, Yapton

I have sent out a re-consultation on this application. Can you consider the water monitoring results attached and also then provide further comments on their proposed changes to Condition 10 (see their email below and the original track changes pdf).

Please note that due to a National Highways objection received yesterday, this is not now being heard at the May Ctte and instead we are hoping to take it to 22 June instead.

I will need your advice before the 21st June so as to go into a report update but ideally well before that in case we need further negotiation on the condition.

Thanks.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Lisa Jackson [REDACTED]
Sent: 23 May 2022 16:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: Re: Y/3/22/OUT Land West of Bilsham Road, Yapton - PC Conditions

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Dear Simon

Many thanks for your response regarding the conditions. We have spoken subsequently with regard to the holding objection from National Highways to the above application and your advice that the application will now be considered at the June planning committee.

My further response on the conditions is as follows:

Condition 8 - Given the National Highways advice on sheeted loads this can remain in the condition if requested rather than trigger any additional approval from them.

Condition 10 - Thanks for agreeing to the amendments to allow for enabling works. I would hope there would now be time for the engineers to review the additional information on groundwater monitoring. A technical report is attached confirming 14 rounds of ground water monitoring visits including the important winter period, these were completed and recorded between 25/05/21 and 29/04/22. In addition infiltration and percolation testing has been completed. The raw data results are included in the appendix to the report.

The engineers have confirmed that the drainage design for the application proposed in the FRA is entirely suitable given the full year monitoring results and I would hope that your engineers can agree there is no further requirement for more data as it will not reveal any more favourable or different conditions. Can I suggest that following review by your engineers this may be able to revert to the changes to the condition I previously suggested?

Condition 11- Would be acceptable as pre DPC level condition.

Condition 12 - Would be acceptable as a pre-occupation condition

Condition 15 - Thanks for acknowledging that this is not a PC condition

Thanks also for ensuring that the outline conditions reflect agreed changes.

I hope that is clear but do let me know if you need any further information.

Kind regards,
Lisa