

[REDACTED]

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 05 November 2019 16:00

To: Rebecca Redford <[REDACTED]>; Ryan Saul <[REDACTED]>

Cc: MATT LLOYD <[REDACTED]>; Luke Hart <[REDACTED]>; Sam Gregory

<[REDACTED]>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Dear Rebecca,

Thank you for your wishes of good luck, however they are somewhat premature as I am simply supporting the department as an assistant at present. Thankfully I have some background in drainage and Laura managed to do a fairly comprehensive handover. That being said, I am still carrying out my primary role in assisting the Coastal Engineer.

With regards to your points I can confirm that our stance remains unchanged. You will need to supply winter groundwater testing through to March. I reassure you we are not asking any more of your applicant than any other of the same size in the district, it is for this reason that I cannot recommend or accept reduced testing (to December), as others will want the same treatment.

The pre-commencement condition originally applied to application stated that winter groundwater monitoring would be required (I note that this was omitted from your drainage strategy copy of the condition), therefore the request should come as no surprise.

Further winter infiltration testing will be required, at the depth of your proposed permeable paving, as ground conditions in July would be expected to be more permeable. Whilst I am confident you will be able to find an infiltrating solution within the confines of the site I am unable to approve discharge of conditions until you can prove your design meets our requirements with both calculations and testing.

Kind Regards

Sarah Burrow

From: Rebecca Redford <[REDACTED]>

Sent: 05 November 2019 09:07

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Ryan Saul <[REDACTED]>

Cc: MATT LLOYD <[REDACTED]>; Luke Hart <[REDACTED]>; Sam Gregory

<[REDACTED]>
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Thank you for this Sarah,

Firstly let me say good luck in the new role of drainage.

Secondly I just wanted to confirm something in relation to the above applications and the submitted drainage scheme. I understand that the scheme produced by Odyssey was based on the number of assumption which Laura was made aware of but am unsure of the level of notes she would have left on the handover of cases. They are as follows: -

- Our site is in close proximity to the Bovis and Crayfern developments
- Our site is closer to the Crayfern site compared to the western side of the Bovis development
- The borehole logs for our site show a more permeable geology (referencing 'sandy') vs the Bovis site
- Infiltration rates on our site vs Bovis vs Crayfern are very similar (all 10^{-6})
- Existing ground levels are similar to Bovis and Crayfern data (the area is relatively flat/gently sloping)
- The development was previously largely hardstanding, with a series of outbuildings none of which had any formal drainage or surface water handling provision, and discharged to the foul sewer / freely discharging onsite and to surrounding areas; the proposals are for a significant reduction to hardstanding (reducing flood risk offsite) and surface water runoff infiltrating
- There is no watercourse or surface water sewer nearby as a feasible alternative discharge point (whereas the Bovis and Crayfern developments have existing watercourses adjacent)
- The proposals offer betterment regarding surface water, vs the current and historic site use
- Regardless of the outcome of site specific winter groundwater testing (considered unlikely to differ to the nearby site data already available due to close proximity and closely matching geology/inf rates etc), there is no known viable alternative method of discharge; and permeable paving offers the shallowest form of surface water disposal (including treatment etc) via the preferred method of discharge (infiltration) – therefore regardless of winter data, permeable paving and infiltration (as proposed) would remain
- The site has full planning approval

Therefore the drainage scheme produced by Odyssey was based on the above and the worst case infiltration rate from the current onsite data. The applicant has commissioned ground water testing and the first set of results show groundwater depths at circa 2.6m bgl, and are attached, with the next set of results due in November.

With this in mind and due to the unseasonably high levels of rain we have had this autumn and that forecast for the coming weeks would you be willing to accept a scheme based on results from October until December, inclusive, rather than December to February?

Kind regards

Rebecca

Rebecca Redford
Associate – Bluestone Planning



TOWN PLANNING CONSULTANTS www.bluestoneplanning.co.uk

Registered Office: Suite 5 Enterprise Centre, Building 41/42 - Shrivenham 100 Business Park – Majors Road – Watchfield - Oxon – SN6 8TZ



ISO UKAS accredited 9001, 14001 and 18001

'Bluestone Planning' is the trading name of Bluestone Planning Partnership LLP. Registered in England No. OC359513. VAT Reg. No. 105321467.

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system. Any unauthorised use, dissemination of the information or copying of this message is prohibited. Although this e-mail and any attachments are believed to be free of any virus, or other defect which might affect any computer or system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by the sender for any loss or damage from receipt or use thereof.



Think of the environment. Please avoid printing this e-mail.

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: Friday, 1 November 2019 09:23

To: Ryan Saul <[REDACTED]>

Cc: Rebecca Redford <[REDACTED]>; MATT LLOYD <[REDACTED]>; Luke Hart <[REDACTED]>; Sam Gregory <[REDACTED]>

Subject: FW: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

From: Sarah Burrow

Sent: 01 November 2019 08:38

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Hi Simon,

The point of doing the groundwater monitoring is to establish the peak groundwater on their site, therefore doing it now is pointless unless they intend to continue monitoring through to March. Personally, for a site of this size I think that monitoring between December and late February, every two weeks from a central point shall be sufficient. Then they will need to use the results of the monitoring to inform their infiltration test depths. These should be above the highest groundwater and at the depth and location of their proposed infiltrating structures, I would expect to see a minimum of two infiltration tests at different locations for this site. These should be in accordance with BRE 365.

On the basis of the above I would not expect the applicant to be able to supply the required test results, design and calculations before March. It's up to you whether it's better to refuse and re-apply or leave it. I don't mind.

Kind Regards

Sarah

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

Sent: 31 October 2019 12:04

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: FW: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Hi Sarah,

There is a drainage objection on Y/42/19/DOC due to no winter monitoring having been undertaken. The applicant told me that they were considering doing the monitoring now that it is winter, however, I don't think this has started yet. Can you confirm how long they need to do the monitoring? Is it a few weeks or months etc...? If its going to be a while, we may just refuse the current DOC and let them resubmit when it is done.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Rebecca Redford [REDACTED]
Sent: 18 October 2019 16:18
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

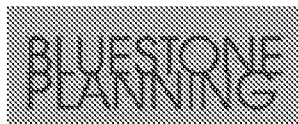
No worries, I know what it's like starting in a new role!

Have a good weekend.

Rebecca

Rebecca Redford

Associate – Bluestone Planning



TOWN PLANNING CONSULTANTS www.bluestoneplanning.co.uk

SUITE 5 ENTERPRISE CENTRE, BUILDING 41/42, SHRIVENHAM 100 BUSINESS PARK, MAJORS ROAD, WATCHFIELD, OXON SN6 8TZ

'Bluestone Planning' is the trading name of Bluestone Planning Partnership LLP. Registered in England No. OC359513. VAT Reg. No. [105321467](#). This message is private and confidential. If you have received this message in error, please notify us and remove it from your system. Any unauthorised use, dissemination of the information or copying of this message is prohibited. Although this e-mail and any attachments are believed to be free of any virus, or other defect which might affect any computer or system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus free and no responsibility is accepted by the sender for any loss or damage from receipt or use thereof.

Please think of the environment and avoid printing this e-mail unless it is necessary.

----- Original message -----

From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: 18/10/2019 15:13 (GMT+00:00)
To: Rebecca Redford [REDACTED]
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Hi Rebecca,

Sarah Burrow (Sarah.Burrow@arun.gov.uk) is now the drainage contact. However, please note that she is new to drainage (previously worked on coastal matters) and may not be able to respond as quickly as Laura had done so.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Rebecca Redford [REDACTED]
Sent: 18 October 2019 13:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

I am on catch up with the Drainage specialist but I believe that the applicant is exploring the options of just getting the monitoring done. I will let you know as soon as I do.

If it possible you have the name / contacts of the person who has taken over from Laura as it would appear she didn't pass these on our specialist.

Have a good day.

Rebecca

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Friday, 18 October 2019 11:14
To: Rebecca Redford [REDACTED]
Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Dear Rebecca,

I am aware that Laura left the Council yesterday. However, we do have someone in to cover her post and your consultant can therefore continue to discuss with engineers.

However, as we are effectively now in the winter period, are you not able to carry out the winter monitoring?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Rebecca Redford [REDACTED]

Sent: 17 October 2019 17:21

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Yapton Metal Company - refs Y/42/19/DOC and Y/61/19/PL

Sorry for the delay Simon – been on holiday and with two appeals due tomorrow and an overflowing inbox it's taken me some time to find you email.

I have let the applicant know the below and will get the amended plan to you asap.

In relation to the drainage information – our consultant was in discussions with Laura in relation to the fact we had submitted a worst case scenario drainage plan and any over winter testing would likely reduce the drainage spec we had proposed – however he has just informed me that prior to resolving the issue or gaining her thoughts on this Laura has left her post at the Council and so naturally discussions have come to an abrupt end. Therefore I am appealing to you as to the best course of action in relation to getting the drainage details sorted, as obviously there is a very real possibility that this could hold up approval of this application even further.

Anyway I hope you have a nice evening and I look forward to hearing from you shortly.

Kind regards

Rebecca

Rebecca Redford

Associate – Bluestone Planning



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
