

From: Simon Davis
Sent: 31 October 2025 15:40
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/57/25/PL

Planning
Planning Correspondence "Notification of intention to refuse"
Redaction Please

From: Simon Davis
Sent: 31 October 2025 15:38
To: 'cheryl wellstead' [REDACTED]
Subject: RE: Planning Consultation on: Y/57/25/PL

Dear Cheryl,

I spoke with our Engineer regarding the letter you had sent on Tuesday, and their opinion is that the content does not resolve his objection. I summarise their response below:

- This could be a very challenging site to achieve an acceptable SuDS scheme. It is very different to the Coal Yard in terms of topography.
- There is a significant low area in the site which currently floods from overland flows, which included significant flows observed running off North End Road into the site.
- There is also potentially groundwater rising to the surface in this low area of the site.
- They are potentially undertaking the infiltration testing too soon, as they are not going to know peak groundwater levels until they have more data and we are more into the winter period. Therefore, their infiltration testing could be too deep and therefore the data unusable.
- Essentially, any SuDS (and the parking area itself) in the low area of the site could be overwhelmed by overland flows, etc and thus increase flood risk. The site is also very constrained so opportunities to achieve an acceptable scheme are limited.
- In respect to deep bore soakaways, the new SuDS standards state: "The use of deep-bore infiltration features is not considered to follow a 'SuDS Approach' and shall be by exception and an agreement in principle with the relevant risk management authority provided to the approving body'.
- No SuDS proposal or ground investigations has been submitted as you are aware. Important considerations are having sufficient groundwater monitoring data, acceptable infiltration testing and consideration of the impact of overland flows on the potential SuDS. Compliance with the new standards for SuDs is key too.

I see no point in talking to Engineers further regarding the previous soakage testing report, particularly as those results are 7 years old at this point.

The advice on our website is clear that adequate ground water testing is a pre-determination issue and cannot be reserved for a condition. To do so would run contrary to many decisions we are taking and prejudice our positions on those cases.

It is therefore my intention to refuse the application on grounds of drainage. I have started writing the report. However, we are also awaiting further advice from Env Health on noise and Highways on access and so I have chased these and requested responses next week so we can then release the refusal with all matters covered.

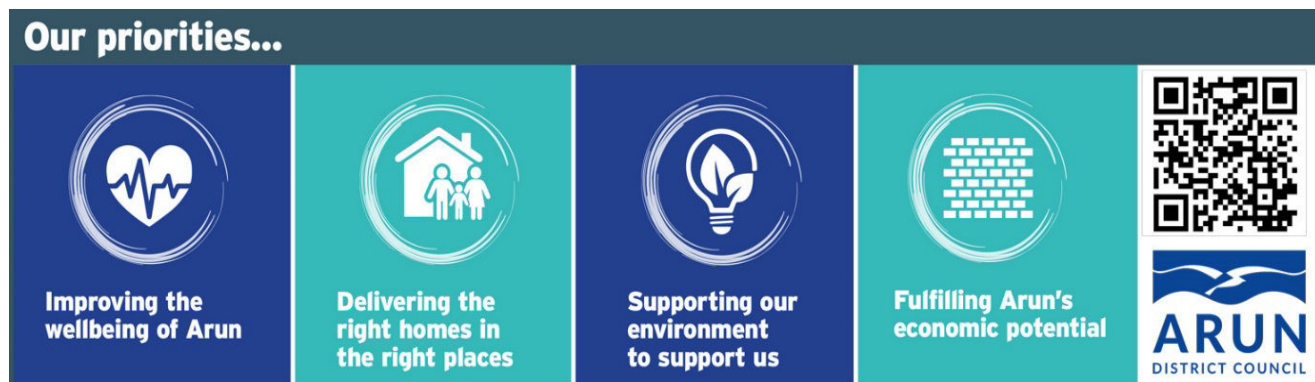
I would like to request an extension of time until 10/11/25 to enable a decision to be made in an agreed period. However, we will not accept any further amendments that require re-consultation, and I will understand if your client does not wish to agree this.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: cheryl wellstead [REDACTED]
Sent: 31 October 2025 09:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning Consultation on: Y/57/25/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good morning Simon,

Please see attached further information regarding the suitability for a Suds drainage solution on the application site, this should provide enough evidence to show that this particular matter can be conditioned as part of a planning approval.

Kind Regards

Wellstead
Design

Ashcombe House
Green Lane
Hambleton
PO7 4SX

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 October 2025 10:56
To: cheryl wellstead <[REDACTED]>
Subject: RE: Planning Consultation on: Y/57/25/PL

Hi Cheryl,

Thanks, I confirm receipt. I will have a conversation with our engineer about this and let you know the outcome.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...



From: cheryl wellstead <[REDACTED]>
Sent: 29 October 2025 09:43
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning Consultation on: Y/57/25/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good morning Simon,

I have attached a letter from our drainage engineer confirming that they are confident that by utilising modern techniques, a suitable SuDS focused solution can be put forward to allow the scheme to be delivered. In light of this I would ask that this be conditioned, a solution can be put forward once the filtration tests have been completed as was the case for the site opposite, The Coal Yard for which CGS have carried out filtration tests for and are familiar with the geology and hydrology of the immediate area.

The attached letter demonstrates that a condition can be discharged, I think it would be unreasonable for the application to have to be withdrawn or refused on that basis.

Kind Regards

Cheryl



Ashcombe House
Green Lane
Hambleton
PO7 4SX

