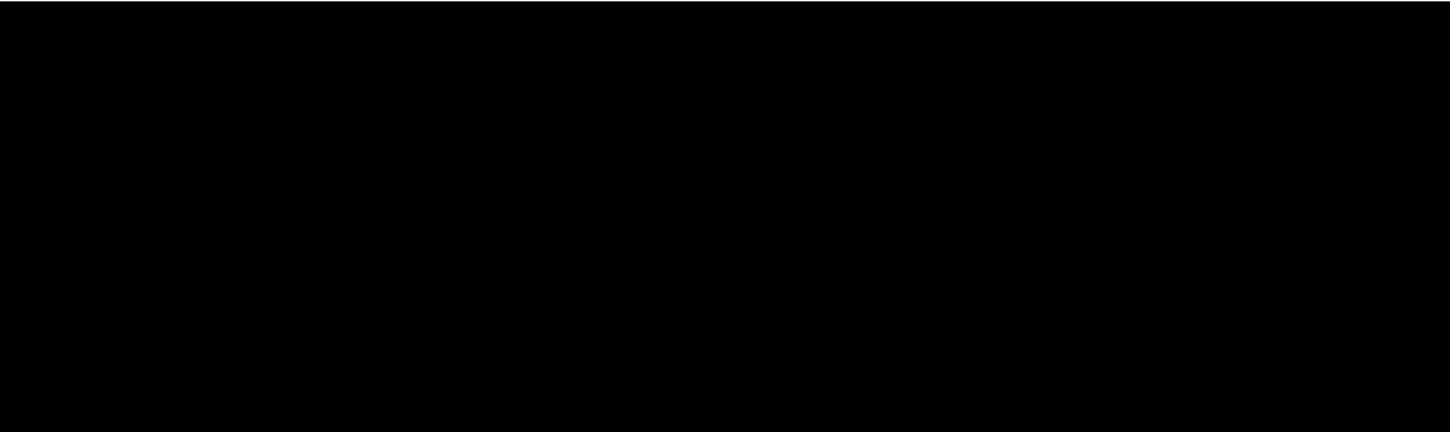




From: Lucy Hill 

Sent: 02 September 2019 15:47

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



Subject: Bonhams Field - ref. Y/63/19/RES - DRAINAGE

Hi Simon,

Thank you for your time just now.

Further to our conversation, I would like to respond to a couple of points raised by the drainage engineer if I may.

Laura Gibbons raises a need for the submission of further information in the form of winter groundwater monitoring results as well as evidence to demonstrate that there is adequate space on site for surface water drainage given the proposed layout. As discussed with you this afternoon, given that this information requested by Laura is already required through the discharge of pre-commencement conditions attached to planning consent ref Y/1/17/OUT, we see no need for this information to be submitted and considered by the reserved matters planning application. We are currently preparing the information in preparation for the discharge of conditions, however it is our intention not to submit any details to address pre-commencement conditions (bar archaeology) until the reserved matters application has been determined. This way, we will be ensuring that the drainage strategy (and all other pre-commencement conditions which rely on it) accords with an approved layout rather than one which is still under consideration via reserved matters.

I realise that this may lead to an objection from the drainage officer, however I consider that it would not form a justifiable reason for refusal and would prove difficult to defend at appeal given that the mechanism for the provision of this information is already in place via the outline planning consent. The existing conditions required to be addressed are pre-commencement conditions and the development would not be able to commence until they have been satisfied in any case.

Kind regards,
Lucy

Lucy Hill BA (Hons), MSc
Land & Planning Manager



