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**From:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Sent:** 11 August 2021 15:53  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: Vistry Yapton - Y/72/21/DOC

#### Further Drainage Comments

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)



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**From:** Roger Spencer <Roger.Spencer@arun.gov.uk>  
**Sent:** 05 August 2021 12:05  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>

**Cc:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>; Karl Roberts <[Karl.Roberts@arun.gov.uk](mailto:Karl.Roberts@arun.gov.uk)>  
**Subject:** RE: Vistry Yapton - Y/72/21/DOC

Dear Simon.

I'm not having much luck in deciphering the images either. Well, the smaller, top one is the headwall where the pumping station (or gravity line) would discharge into the ditch. This is something that Paul would be interested in, if he hasn't already looked at the watercourse consent (separate to Planning)

I think Vistry have got the wrong end of the stick with the larger image. There's no North point but assuming it is 'north-up' then it looks to be the area circled below, approx. 90m from the southeast (not northeast) corner of the Vistry site.



In any event, what I think Karl wanted (and I agree) is information relating to how far they have gone 'off-site' to find a point at which a gravity solution could be found (by re-grading the ditch) – and what the implications would be along the way. We understood that several hundred metres had been surveyed (3.5.1 of the Technical Note) and it was this info that we were interested in. I may be missing the point but I cannot see the relevance of an extract of a drawing showing the corner of a field 90m from the site.

Regards,

**Roger Spencer**  
Engineering Services Manager, Place

T: 01903 737812

E: [roger.spencer@arun.gov.uk](mailto:roger.spencer@arun.gov.uk)

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Sent:** 03 August 2021 18:00  
**To:** Roger Spencer <[Roger.Spencer@arun.gov.uk](mailto:Roger.Spencer@arun.gov.uk)>  
**Subject:** FW: Vistry Yapton - Y/72/21/DOC

Hi Roger,

I had asked Vistry for a plan to show what changes would be required to the ditch on the eastern boundary to achieve the necessary levels. I had also asked for evidence of what the harm this option would be to ecology, trees, neighbouring land.

In response, I have been sent the below two emails (27/07 & 03/08) which doesn't really respond to my request but it's a bit over my head and so I wondered if you could advise whether what they are saying is good grounds to rule out the ditch regrade option?

Simon.

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**From:** Daniel Medrow [REDACTED]  
**Sent:** 03 August 2021 13:04  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

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Simon – extract below.

Are you free to call this afternoon.?

Eastern headwall IL is 4.09



Lowest ditch level north east of site from topo is IL 4.50



Regards

**Daniel Medrow**  
Senior Technical manager



**Vistry South East**  
Linden House | Guards Avenue | Caterham

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Sent:** 03 August 2021 10:15  
**To:** Daniel Medrow [REDACTED]  
**Subject:** RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

NOTE: Email originated outside of Vistry Group.

Hi Daniel,

The extension is just an ongoing period for now. Your email mentions some survey extracts but these don't appear to have been provided.

Kind Regards

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**From:** Daniel Medrow [REDACTED]  
**Sent:** 27 July 2021 09:08  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

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Good Morning Simon – apologies for the late response,

Currently it is not possible to achieve the re-grade based on extent of the survey data available. The furthest point we have surveyed (north east of the site) is IL 4.50. The eastern headwall / outfall has an IL of 4.09 so therefore the furthest point we can design / re-grade to is still uphill (c. 410mm higher than our outfall).

We haven't extended the survey any further than we currently have as this would go outside our land ownership and have to extend the topographical survey until a ditch level is achieved that is an acceptable amount lower than 4.09 which is impracticable.

Note the current ditch topographical survey already extends 111m from the south east corner of the site.

Extracts below from the design / survey.

As previously mentioned, myself and my design team are very happy to meet on site with your engineers to discuss the issues and run through all the options and reasoning for our decisions.

I note the we have agreed to an extended decision date, is there a set extension period.

Regards

**Daniel Medrow**

Senior Technical manager

**Vistry South East**

Linden House | Guards Avenue | Caterham



Part of the Vistry Group

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 12 July 2021 18:27

**To:** Daniel Medrow

**Subject:** RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

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NOTE: Email originated outside of Vistry Group.

Dear Daniel,

Our Director has stated that a pumped option should always be one of a last resort so you need to provide details of the other options so we can judge what there are, any potential harm and then come to a considered view. It is acknowledged that you have supplied full details of the first option (regrading of both the sewer system and highway) and so it is the third option (ditch regrade) that we need more detail on.

I therefore write to request that you provide a survey based plan to show what changes would be required to the ditch to achieve the necessary levels. Should this require land from the Crayfern site then I would suggest that this be annotated clearly/shaded as based on the built Crayfern layout to show what the impact would be on that site. I also suggest that you should have the impact on trees and ecology assessed so we can be clear what the overall harm would be from this option. Simply stating that there is potential for harm is not sufficient.

In the circumstances, we will allow the Discharge of Conditions application to go beyond the 8 week date to allow for submission of the additional details. However, if you are not prepared to provide this then I will have to refuse the discharge. Please let me know whether you will agree to this request.

Kind Regards.

Simon.

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874

**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)



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