

[REDACTED]

From: Simon Davis
Sent: 24 August 2021 18:13
To: 'Daniel Medrow' [REDACTED]
[REDACTED]

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

Dear Dan,

Sorry for not replying to your earlier email.

I previously stated that: *"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."*

You will note that this request came from our Director of Place as I had asked him whether he could agree to your proposal but he didn't feel like he had sufficient information to rule out the ditch regrade option. Our Engineers position is that they object to the principle of a pumped solution full stop hence why I was seeking agreement from our Director to approve the application despite the drainage objection. Whilst I can seek advice from Engineers in working out what the plans you sent demonstrate as I don't understand all terminology, I don't think they would see any merit in attending site meetings or taking calls on the matter. In short, your target audience in these current discussions are planners not engineering specialists.

I note in the emails below that you suggesting that you can't do what I asked as you would have to survey 3rd party land. The problem with this is that I may go back to my Director and his response might be to ask whether you have asked the third parties whether it is possible to survey. I think I have said before that the only way we are going to be able to agree to a pumped solution is if we are presented with a watertight case which demonstrates that there is no feasible option other than pumping and so justifies a departure from standard drainage policy. Therefore, can you talk to adjoining land owners (presumably Crayfern?) regarding surveying the ditch? If you are unable to get agreement to this then at the very least can you provide a plan based off an existing topo (or failing that an OS plan) and annotated with the information I had asked for.

I hope this helps.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Daniel Medrow [REDACTED]
Sent: 23 August 2021 09:11
To: Luke Hart [REDACTED] Alex Jordan [REDACTED] Simon Davis
<Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

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Simon – I left a message on your voice mail and note you are on A/L today – returning tomorrow.

Can you please call me on your return to discuss the response below, ideally we would like to arrange a meeting on site with your engineer and our designers to get the full appreciation of why we have designed as we have and conclude the issue.

I look forward to hearing from you.

Regards

Daniel Medrow
Senior Technical manager

[REDACTED]
Vistry South East
Linden House | Guards Avenue | Caterham



Part of the Vistry Group

From: Daniel Medrow
Sent: 17 August 2021 17:14
To: Luke Hart [REDACTED] Alex Jordan [REDACTED] Simon Davis
<Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

Simon – to elaborate on Lukes e-mail, below is an Arial Extract of the site with the site boundary in Purple and the survey extent in Red.

To confirm, the end of the red line to the South is still 410mm higher than the invert level head wall.

We would have to survey 3rd party land to find the point of the ditch lower than the current invert level of the head wall, as well as carrying out regrading works, this is an unachievable solution.

I have tried to call today, I am free on my mobile tomorrow and would appreciate a call tomorrow to discuss further and arrange a site visit wit the engineer to conclude all the queries.



Regards

Daniel Medrow
Senior Technical manager





Part of the Vistry Group

From: Luke Hart [REDACTED]
Sent: 13 August 2021 10:47
To: Alex Jordan [REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

NOTE: Email originated outside of Vistry Group.

Hi Alex,

Apologies for not getting back to you sooner on this.

Happy to review / chat etc, however for clarity I have re-summarised the key details below:

- The red line shown below is approximately the extent of the NE headwall to the end of the ditch / topo survey. This is 236m overall and 111m from the SE corner of the site
- The start of the red line (NE headwall / outfall) has an IL of 4.09.
- The end of the red line (furthest point we have surveyed SE of the site) is IL 4.50.
- Therefore the furthest point we can design / re-grade to is still uphill (c. 410mm higher than our outfall).



Kind regards,



Luke Hart | Associate Director

BEng (Hons) CEng MICE

Tuscany House | White Hart Lane | Basingstoke | RG21 4AF

[REDACTED]

From: Alex Jordan [REDACTED]
Sent: 11 August 2021 17:51
To: Simon Davis <Simon.Davis@arun.gov.uk>; Luke Hart [REDACTED]
[REDACTED]

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

Good Afternoon Simon,
Dan is on A/L currently but I will look into your request with our engineer and respond.

Is it possible to set up a call between our engineer and your engineer please?
This maybe the best way to clarify any outstanding points? If you could share their contact details I am happy for Luke to contact directly.

Afternoon Luke,
Can you please give me a call to discuss tomorrow.

Kind Regards

Alex Jordan
Technical Director

[REDACTED]
Vistry South-East, Caterham

Linden House | Guards Avenue | Caterham
[REDACTED]



Part of the Vistry Group

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 11 August 2021 17:17
To: Daniel Medrow [REDACTED]
[REDACTED]
Subject: RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

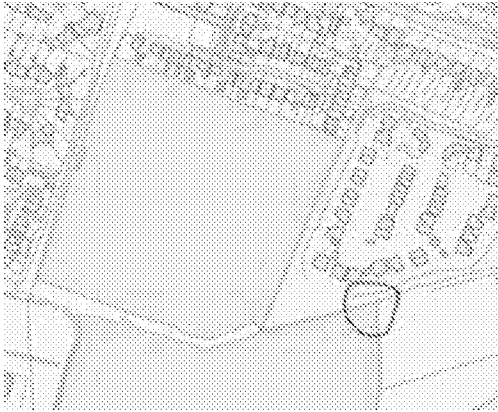
NOTE: Email originated outside of Vistry Group.

Dear Daniel,

I had some difficulties deciphering what was shown in the images on your email so discussed them with our Engineering Services Manager but he is not clear either and he had the following comments:

"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. 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 you have given us is not what I had asked for being information relating to how far you 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 would direct you back to my email below dated 12th July in which I set out what we needed to be able to come to a conclusion on the pumping station proposal.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Daniel Medrow [REDACTED]
Sent: 04 August 2021 09:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

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Please copy in

Regards

Daniel Medrow
Senior Technical manager

Vistry South East
Linden House | Guards Avenue | Caterham



Part of the Vistry Group

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 August 2021 09:24
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,

I sent your email across to our Engineers yesterday and have asked for their opinion. Is there anyone I should copy in should I respond before you are back?

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Daniel Medrow [REDACTED]
Sent: 04 August 2021 09:16
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Vistry Yapton - Y/72/21/DOC - Y/19/16/OUT

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Hi Simon – I wanted to catch up with you as I am on A/L from this evening to 16th August.

I need to know if you need anything further from us or if it is now with your engineers for a response.

We are keen to resolve this issue and will assist in any way but a little bit in the dark if there is any further information you require.

Regards

Daniel Medrow
Senior Technical manager



Vistry South East
Linden House | Guards Avenue | Caterham



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