

From: Simon Davis
Sent: 13 January 2026 11:48
To: Planning Scanning
Subject: FW: P2193i - Y/80/25/S73 Land west of Bilsham Road

Planning
Planning Correspondence "Ref scope of S73 to amend conditions/consider drainage issues"
Redaction Please

From: Simon Davis
Sent: 13 January 2026 11:46
To: 'Paul Carnell' [REDACTED]
Subject: RE: P2193i - Y/80/25/S73 Land west of Bilsham Road

Dear Paul,

I have checked and it appears our admin team incorrectly inputted your email address in the system, as .co.uk. This explains why you did not get the notification and why then my email went astray (as I had copied from there). I have found the notification letter in our system and attach for your records. I have also fixed the email address issue.

In answer to your questions:

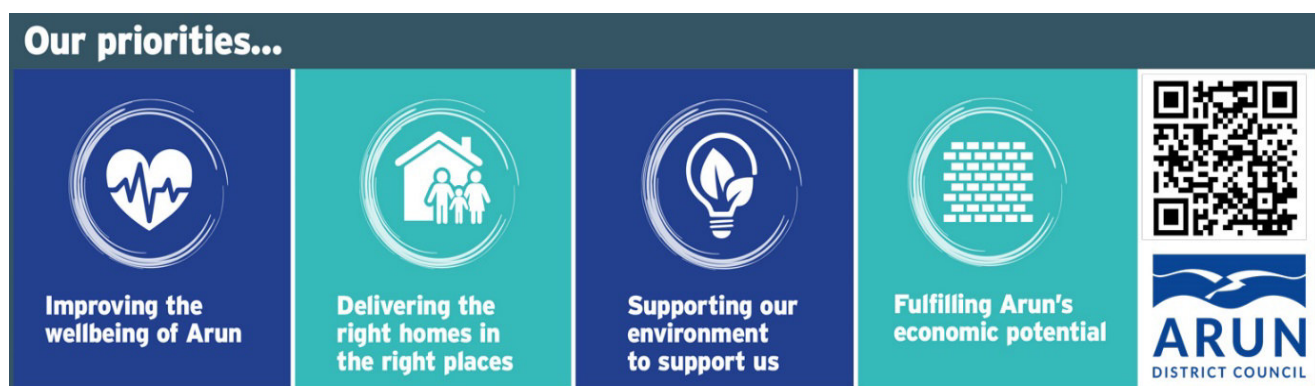
- If granted, the S73 would create a new planning permission which would sit alongside the existing and you would have a choice of which to implement. For that reason, we must determine it in accordance with current policy and guidance.
- Officers would have the ability to amend/replace conditions (and add new ones) other than those applied for. Therefore if a permission is granted then it would be likely that we would seek to impose our own drainage conditions reflecting the current guidance rather than re-imposing those attached by the Inspector.

Kind Regards

Simon

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From: Paul Carnell [REDACTED]
Sent: 09 January 2026 16:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P2193i - Y/80/25/S73 Land west of Bilsham Road

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Hi Simon,

Happy New Year (which I think we can still say up until the end of this week!).

I thought I would check in with you given the S73 application was validated just before Christmas (though I note that we did not receive any notification).

As you know, we are undertaking further work on the surface water drainage position to support the S73. A couple of thoughts occurred on which I would appreciate your view:

- Firstly, do the more recently updated surface water drainage requirements apply, given we are now dealing with an application to amend a consented scheme?

- Secondly, I note that Condition 8 of the approval states “*Development shall not take place, other than for enabling works, until details of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The details shall include results of winter groundwater monitoring and percolation testing to support the design of any infiltration drainage. The scheme shall be implemented, and a completion report prepared by an independent engineer confirming that it has been built in accordance with the approved details and is fit for purpose shall be submitted to the local planning authority, prior to the occupation of the dwellings hereby permitted.*” Therefore, are we able (in theory) to address surface water drainage as part of discharging this condition given it does not refer to any previously submitted drawing or report; rather it requires “details of **a surface water drainage scheme**”, rather than dealing with this as part of the existing application?

Work is being progressed at the moment and I would hope to have something with you in the near future, however it would be helpful to have your views on the above when you are able.

Kind Regards,

Paul Carnell
Associate Planner, MRTPI



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