

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 27 October 2020 11:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FW: FW: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Please upload onto Ocella the email below which is a further consultation response from **ADC Drainage Engineers** withdrawing their holding objection to reserved matters application **Y/82/20/RES** relating to Lane South of Ford Lane, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Laura Gibbons [REDACTED]
Sent: 27 October 2020 11:31
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Re: FW: FW: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Hi Michael,

The information submitted evidences that drainage has been considered during site design, our holding objection can be removed. We will await details of the discharge of conditions application.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils



Website: www.adur-worthing.gov.uk

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On Tue, 20 Oct 2020 at 13:33, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Paul and Laura,

Please see the email trail below and the attached documents relating to residential development on Land South of Ford Lane, Yapton (Y/82/20/RES).

I look forward to receiving your consultation response.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Tilly Whishaw [REDACTED]
Sent: 20 October 2020 13:23
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: RE: FW: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Dear Michael,

Please find a text only version of the Drainage Statement and the Surface Water Catchment Plan attached for information purposes which should demonstrate that there is adequate space for surface water drainage. More detailed information including a full version of the Drainage Statement has been included within the Discharge of conditions application submitted 12th October with additional information being submitted via email on 19th October.

I trust that this information is sufficient to overcome the drainage objection on this Reserved Matters application and allow us to proceed further drainage discussions via the discharge of conditions application.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



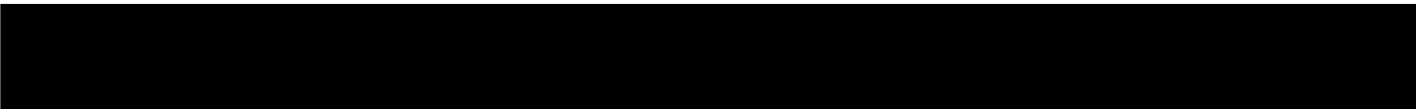
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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 20 October 2020 08:32



Subject: FW: FW: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Importance: High

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Dear Craige and Tilly,

Please see the email from Laura Gibbons below.

It would be helpful if you could submit the requisite drainage information to us as a matter of urgency and overcome the objection from ADC Drainage to the reserved matters application Y/82/20/RES.

My draft report currently says:

"ADC DRAINAGE:

Object. No drainage strategy has been submitted with this reserved matters application in support of the proposed layout. Evidence should be submitted that demonstrates that there is adequate space within the proposed layout for surface water drainage. For example, infiltration testing results, peak ground water levels, invert levels of features, half emptying times. Open features should be used where possible, however these should not be counted within the usable open space provision. A 3.0 metre easement to the watercourse to the south will be required".

I look forward to receiving the information.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Laura Gibbons [REDACTED]
Sent: 20 October 2020 08:13
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: FW: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Hi Michael,

At reserved matters it is usual for us to ask for some degree of drainage information so that we can assess if it is likely that the proposed site layout will work with drainage. They clearly have the information anyway as they are supplying a DOC. I will review the DOC when I get to it.

Thanks,

Laura Gibbons
Engineer, Adur & Worthing Councils
[REDACTED]

Website: www.adur-worthing.gov.uk

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On Tue, 13 Oct 2020 at 14:58, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Laura and Paul,

Please see the email below from the applicant.

I look forward to receiving your reply.

Thanks,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Craig Burden [REDACTED]
Sent: 13 October 2020 14:53
To: Michael Eastham <Michael.Eastham@arun.gov.uk>

[REDACTED]

Subject: RE: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Michael

Thank you for forwarding the email. I had thought we covered this issue at our meeting and my previous email.

To rehearse the position again:

- The content of a previous application should not have bearing on the current RM application. The Council are being asked to consider the information before them.
- The Council have approved the RM application at the Street Buildings without an up-to-date drainage strategy (and an informative on drainage was included on the decision notice). The historic drainage strategy for the site is not referenced on the decision notice or in the officer's report
- Drainage is not a reserved matter; but is covered by condition 11 of the outline planning permission.
- Condition 11 is very specific that it requires the information to be submitted prior to commencement of development, not with the reserved matters application. Had the drainage team required the information with the reserved matters application it was within their gift to ask the Planning Inspector to word the condition in this way.
- The Reserved Matters application has been validated by Arun District Council without a drainage strategy. On this basis it appears there is a not a requirement for a drainage strategy to be submitted. I am still unsure if Arun District Council are now saying the application is invalid, or if there is a formal request for additional information. Please could you clarify so we can properly address this request?

We appear to be stuck in a position where Redrow keep saying that drainage information is not required to accompany the RM application (and Arun have approved another scheme on the other side of the road without an up to date drainage strategy); and the drainage officers are saying they haven't got information to comment fully on the RM application. If Arun don't make some sort of decision soon we'll be able to get the Inspector considering the appeal from the first RM application to provide confirmation of the proper planning consideration of RM applications and the imposition of conditions on outline consents. I had hoped we would avoid this.

- Following our meeting and having appeared to reach broad agreement on the layout, an application to discharge condition 11 has now been submitted to Arun District Council (this was submitted yesterday).

The above seems to cover the broad planning points. I then move onto the issue that the drainage team don't appear to have a consistent approach to the site.

In Laura's email of 28th September 2020 it clearly states "3m easement to the watercourse to the south will be required."

In Paul's comments of 23rd March 2020 it clearly states "The assumed ditch on the eastern boundary has had sufficient space left beside it for future maintenance and is likely to require maintenance work to it as part of the development of the site".

Whilst I am confident the ditch is to the east of the site, I have no certainty this point is agreed with the drainage officers.

Given our positive discussions to date and the hope that this site would reach conclusion well before the mid November determination deadline, it is frustrating that this matter (which is properly addressed by condition 11) is now threatening to hold up the determination of the reserved matters application (particularly when the Council have managed to overcome this on another site not more than 5 metres from the application site).

Perhaps the drainage officers could attend part of our meeting tomorrow to seek some resolution on this matter.

Kind regards

Craige

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 13 October 2020 10:51

To: Craige Burden [REDACTED]

Subject: FW: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

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Craige,

Please see the email below from the **ADC Drainage Engineer(s)** regarding reserved matters application **Y/82/20/RES** relating to Land south of Ford Lane, Yapton.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Laura Gibbons [REDACTED]
Sent: 13 October 2020 10:44
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Re: FW: Y/82/20/RES - Land South of Ford Lane, Yapton.

Michael,

The previous reserved matters application was accompanied by a drainage strategy. This one was not. Thus the difference in comments.

Thanks,

On Mon, 28 Sep 2020 at 19:32, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Paul and Laura,

I have received the following email from the applicant regarding your holding objection to reserved matters application **Y/82/20/RES**.

Could I work with you to overcome your objection?

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Craig Burden [REDACTED]
Sent: 28 September 2020 18:17
To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: RE: Y/82/20/RES

Michael

Thank you for the email. Hopefully we can pick this up on our call on Wednesday, but I have set out what will be the basis of our formal response below:

Firstly, could you confirm if Arun District Council are now formally requiring additional information to be submitted as part of the Reserved Matters Application? The application has been registered and validated with the information submitted, and the presence of a drainage statement has specifically been addressed in correspondence from Pegasus on 25th August 2020.

Secondly, I am disappointed with the drainage officer's comments, as they are clearly changing their position from the comments submitted to the previous reserved matters application (I've attached these comments for ease of reference), they do not reflect the engagement our engineers are having with them to date; and they are ignoring the fact there is a condition relating to the drainage attached to the outline planning permission requiring details to be approved prior to commencement of development.

It's important that we address this properly from a planning perspective.

The site has the benefit of an outline planning permission. This was granted at appeal by an Inspector; and that Inspector placed a number of conditions on the site. Redrow Homes have made an application to satisfy the requirements of reserved matters (namely appearance, landscaping, layout, and scale). No application has been made to discharge the drainage conditions.

Condition 11 states "No development shall take place until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the LPA. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) A timetable for the scheme's implementation; and
- ii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for the adoption by any public body or statutory undertaker, or any other arrangement to secure the operation of the sustainable drainage scheme throughout its lifetime;

This condition did not require the drainage information to be submitted with or prior to the reserved matters application, but prior to the commencement of development. As an authority Arun District Council have placed conditions on sites that require conditions to be approved at or prior to reserved matters stage, so it is something the authority is familiar with and capable of doing or requesting.

Just based on this point alone, the drainage officers comments are incorrect and their holding objection cannot be maintained. As they are not working within the realms of a proper planning process.

If the above isn't enough for you to disregard the consultee's response, I am led to believe that our engineers have had extensive discussions with both Paul Cann and Laura Gibbons in relation to this site since the refusal of the previous RM; and that Laura has invited an application to discharge condition 11 to finalise matters. Obviously, we need to agree that the layout is finalised prior to submission of the discharge of the condition, otherwise we're not able to ensure our drainage scheme integrates with the layout. I would highlight, again, that we have a meeting on 30th September where I hope we will be in a position to confirm the layout is broadly acceptable to the Council, which will allow the submission of discharge of condition applications to be made.

Finally, turning to the Drainage Engineers changing position. It would be good if there was some consistency in the positioning of the ditch within the site. In the response below the drainage engineers claim it is to the south of the site, in the attached comments it is to the east of the site. Wherever the ditch is located it is a completely invalid reason for objecting to the application given that the outline planning permission establishes a green corridor (both of significantly greater distance than 3m) along the eastern and southern boundaries of the site and these principles have been carried forward into the reserved matters application.

Notwithstanding my disappointment at the officer's comments, Redrow Homes will submit the Discharge of Conditions applications on or very shortly after our meeting on 30th September once we have broad agreement on the layout.

Kind regards

Craige

Craige Burden
Head of Planning

Redrow Homes Limited
Redrow House Unit 1 Paraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 28 September 2020 15:27

To: Craige Burden [REDACTED]

Subject: FW: Y/82/20/RES

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Craige,

Please see the email below which is a consultation response from **ADC Drainage Engineers** to **Y/82/20/RES**.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham

Principal Planning Officer,

Planning Department



T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 28 September 2020 15:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Y/82/20/RES

Engineers Comments on Surface Water Drainage

It is understood that the applicant has been in discussions with ADC engineers regarding this site. No drainage strategy has been submitted to support this re-submission for reserved matters approval. Please can the applicant supply a strategy which supports the revised layout. Until this is satisfactorily supplied we wish to raise a **holding objection** to this application.

Evidence should be submitted that demonstrates that there is adequate space within the proposed layout for surface water drainage. E.g. infiltration testing results, peak ground water levels, invert levels of features, half emptying times. Open features should be used where possible, however these should not be counted within the usable open space provision.

3m easement to the watercourse to the south will be required.

We would also be keen to have the following condition applied to this application to ensure that the drainage is correctly constructed:

"Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity."

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1,W DM1, W DM2 and W DM3 of the Arun Local Plan.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

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Laura Gibbons

Engineer, Adur & Worthing Councils





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