

From: Laura Gibbons
Sent: 17 October 2018 13:24
To: Planning.Responses
Cc: Samantha Allen
Subject: RE: Planning Consultation on: BN/29/18/DOC

Engineers Comments Regarding Conditions 3, 4 and 5

The applicant proposes to form a new swale and connect this into an existing ditch which runs to the south of the site. Winter groundwater monitoring was completed in March, which found ground water levels to be high. We believe groundwater would have peaked before March, therefore may be higher than those levels recorded and we agree with the conclusion that infiltration is unlikely to be viable. However, the applicant may wish to investigate shallow permeable paving solutions.

The proposals currently include for the storage of the 1 in 30 year rainfall event on site. Please revise the plans to accommodate the 1 in 100 year plus 40% climate change event on site. Please also clarify the rate of discharge proposed, orifice diameters have only been provided.

In order to discharge flows to an ordinary watercourse the applicant will need to obtain Ordinary Watercourse Land Drainage Consent, the consent forms for this are attached. I have inspected the watercourse which the applicant proposes on discharging into, it is heavily overgrown. The condition of this watercourse will need to be improved to ensure that flow can be conveyed downstream. The watercourse is culverted and runs under Yapton Road, the condition of this may also need to be reviewed.

Until such a time as consent is obtained and the above points are addressed I do not recommend that these conditions are discharged.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk
Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 09 October 2018 16:04

To: Land Drainage

Subject: Planning Consultation on: BN/29/18/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

APPLICATION NO: **BN/29/18/DOC**

Registered: 27th June
2018

Site Address: Land to the north of The Flint Barn Yapton Road Barnham
PO22 0AZ

Grid Reference: 496537 104075

Description of Works: Application for approval of details reserved by condition imposed under planning permission BN/7/18/PL relating to condition No. 3 (proposed surface water drainage), 4 (Discharge of watercourse) & 5 (Surface water drainage system)

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by .

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Samantha Allen who can be contacted on

telephone number 01903 737761.

Regards
Planning Officer

consultee_email
