




From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 20 October 2020 15:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: M/68/20/PL- Poultry Farm 87 Yapton Road- Surface Water Drainage Comments

Dear Anita,

Thank you for consulting us. We have the following comments on surface water drainage.

The application is a significant deviation from the previous scheme. Improvements to the drainage network are required. We will also require details of proposed site levels, with differences to existing levels clearly shown.

Proposed crates must be kept at least 3m from top of bank of ordinary watercourses. We have concerns regarding conflict between the draft drainage strategy and trees. On this basis we wish to place a **holding objection** on this application. It has not been demonstrated that there is adequate space within the proposed layout for surface water drainage. It is essential to establish if there is adequate space for surface water drainage prior to agreement of site layout. Drainage should be a fundamental consideration in design. Failure to secure a robustly evidenced implementable drainage strategy at this stage will likely unduly prejudice the drainage design and result in proposals failing to meet policy requirements.

In order to overcome our objection we request the following information is supplied:

Proposed impermeable areas plan.

A drawing that clearly shows trees that are to be retained, the root potential areas and the proposed drainage.

Once this information has been satisfactorily supplied we will request our standard conditions are applied; PCENG2, PCENG3, PCENG4, ENGD1. If you are minded to approve this application whilst our holding objection remains please ensure these conditions are applied.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



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