

**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Sent:** 21 October 2020 17:51  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: M/68/20/PL- Poultry Farm 87 Yapton Road- Surface Water Drainage Comments

Please scan as correspondence with agent

**Anita Gardner**  
Principal Planning Officer,  
Directorate of Place

**T:** 01903 737529  
**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)



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**From:** Nik Smith [REDACTED]  
**Sent:** 21 October 2020 17:49  
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** RE: M/68/20/PL- Poultry Farm 87 Yapton Road- Surface Water Drainage Comments

Hi Anita,

I can confirm that we should be able to provide the requested information within 10 working days of your request, so by 3<sup>rd</sup> November.

With thanks,

Nik

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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 20 October 2020 16:52

**To:** Nik Smith [REDACTED]

**Subject:** FW: M/68/20/PL- Poultry Farm 87 Yapton Road- Surface Water Drainage Comments

Dear Mr Smith,

Please see the comments below from our drainage engineer. Can you let me have the information requested within the next 10 days?

Regards

Anita Gardner

**Anita Gardner**

Principal Planning Officer,  
Directorate of Place

**T:** 01903 737529

**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Laura Gibbons <[Laura.Gibbons@arun.gov.uk](mailto:Laura.Gibbons@arun.gov.uk)>

**Sent:** 20 October 2020 15:53

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Cc:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto: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, ENG1. 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.



T: 01903 221374

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

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