

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 06 November 2020 12:32

To: Planning.Responses <Planning.Responses@arun.gov.uk>

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

Please scan as a consultee response

Anita Gardner

Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Laura Gibbons [REDACTED]

Sent: 06 November 2020 12:23

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Roger Spencer <Roger.Spencer@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>

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

Hi Anita,

Sorry I didn't get a chance to look at this the other day.

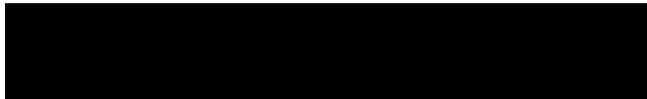
Based on the information provided it is clear that there is some conflict between existing trees and proposed crates. There are no crates shown within root protection areas. Therefore, we are confident that by either adjusting the drainage strategy or discussing this further with the tree officer that a solution will be achieved and can be secured through conditions.

We remove our holding objection and request that PCENG2, PCENG3, PCENG4 and ENG1 are applied.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils



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



On Mon, 2 Nov 2020 at 09:45, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Hi Laura,

Please see the attached additional information and e-mail below. Does this address your previous comments?

Thanks

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

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From: Nik Smith [REDACTED]
Sent: 02 November 2020 07:59
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: M/68/20/PL- Poultry Farm 87 Yapton Road- Surface Water Drainage Comments

Hi Anita,

Please see below a table that addresses the drainage comments made, with various attachments providing the further information requested. I trust that this resolves outstanding matters but please let me know if you need anything further from us.

With thanks,

Nik

Arun DC Drainage Engineer Request	SLR Provision
1. We will require details of proposed site levels, with differences to existing levels clearly shown;	See updated Drawing SWDS 03 attached.
2. Proposed crates must be kept at least 3m from top of bank of ordinary watercourses;	See updated Drawing SWDS 03 attached.
3. Proposed impermeable areas plan,	See updated Drawing SWDS 01 and SWDS 02 attached.
4. A drawing that clearly shows the above and the trees that are to be retained, the	See updated Drawing SWDS 03 attached.

root potential areas and the proposed drainage.

From: Anita Gardner <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

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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 and Existing topographical levels now clearly marked on SWDS Drawing SWDS 03.

Proposed crates must be kept at least 3m from top of bank of ordinary watercourses Amended on revised SWDS drawing SWDS 03. We have concerns regarding conflict between the draft drainage strategy and trees. Tree Protection Areas now marked, and amended crate layout provided on updated Drawing SWDS 03. 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. Please see amended layout that we consider is deliverable within the site constraints for approval at this concept stage.

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

Proposed impermeable areas plan. Please see attached Drawings SWDS 01 and SWDS 02 that clearly depict existing and proposed drainage areas used in the MicroDrainage calculations.

A drawing that clearly shows trees that are to be retained, the root potential areas and the proposed drainage. Please see attached Drawing SW1 that clearly depicts retained trees and their root protection areas clearly marked for approval.

Once this information has been satisfactorily supplied we will request our standard conditions are applied; PCENG2, PCENGD3, PCENGD4, 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.



T: 01903 221374

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

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