

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

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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 05 April 2022 12:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/10/22/PL

Engineers comments in respect to surface water drainage:

It is noted that an infiltration scheme is being proposed. We are aware of the variability in infiltration rates on the site as identified in phase 1 of the development.

THE FRA acknowledges that further infiltration testing will be required to complete the detailed design. This testing should be undertaken in say January/February at the location and depth of the proposed infiltration structures and above peak recorded groundwater levels. Additional groundwater monitoring in the vicinity may be required to support this.

A shallow ditch exists in the south-east corner of the site and is in poor condition. This will need improvement works including investigations into its outlet which is suspected to be buried. This could be beneficial for helping deal with exceedance flows, as well as address landowners riparian responsibilities. The applicant is encouraged to discuss this further with a view to a site meeting.

If you are minded to approve the application, then please apply the following conditions;

PCENG2 with informative INFORMD

PCENG3 with informative INFORMD2

PCENG4 with informative INFORMD3

ENG1 with informative INFORMD4

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819

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From: Land Drainage <Land.Drainage@arun.gov.uk>

Sent: 28 February 2022 11:34

To: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: FW: Planning Consultation on: Y/10/22/PL

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

Sent: Monday, February 28, 2022 11:33:38 AM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: Y/10/22/PL

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

Planning Permission

Application No: Y/10/22/PL

Registered: 25th February 2022

Site Address: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS

Grid Reference: 498015 104002

Description of Works: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 31st March 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (008) 2020