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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 19 October 2021 08:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/127/21/RES

Dear David,

Thank you for consulting us on this reserved matters application, we have the following comments regarding surface water drainage.

The outline decision notice requires surface water drainage to be agreed prior to the approval of reserved matters, a separate DOC application has been made which we have made comments on. It is apparent that there is still a significant lack of information and that it will not be possible to recommend discharge of the surface water drainage conditions at this time.

The landscaping proposals submitted with this reserved matters application include proposals for a number of trees to be located within close proximity of the attenuation features. Please can the applicant submit plans which show tree root potential areas. It should be demonstrated that there is no conflict between future tree roots and surface water drainage features.

The applicant should also supply a buffer plan which shows 3m clear buffer between top of bank of watercourses and proposed trees, fences, walls, buildings, attenuation features, etc.

Until such a time as the above points are resolved we wish to raise a holding objection.

Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

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

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

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

Sent: 10 September 2021 14:19

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

Subject: Planning Consultation on: Y/127/21/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: Y/127/21/RES

Registered: 10th September 2021

Site Address: Land at Bilsham Road Yapton

Grid Reference: 497588 102751

Description of Works: Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface

water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liable as in Yapton Strategic Site.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 14th October 2021 . 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://acp.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 D Easton

Planning Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCONSULT (CDS) 2020