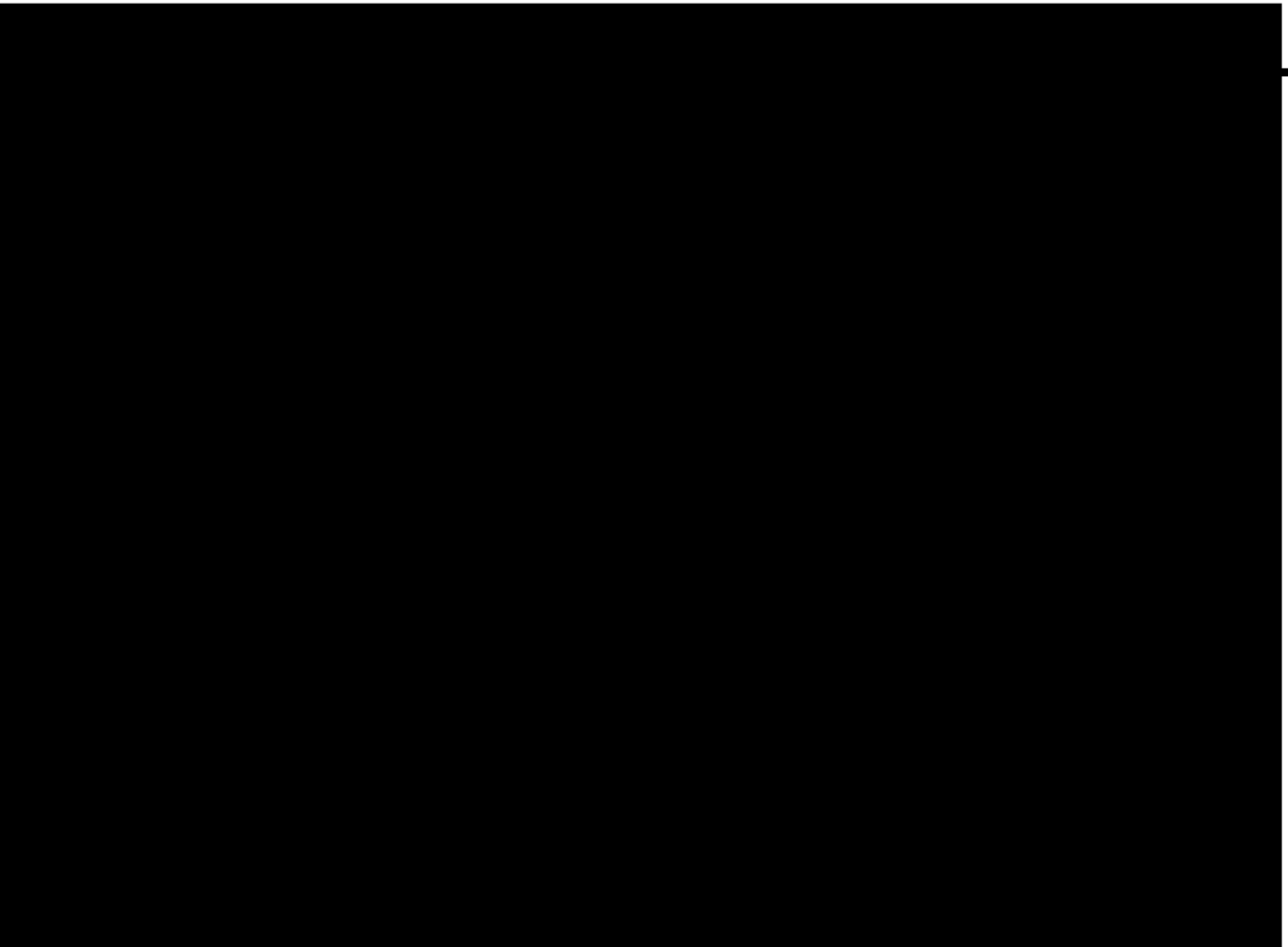




From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 05 October 2021 15:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/140/21/DOC

Dear David,

We have the following comments on conditions 9 and 10.

Condition 9

1. Catchpits must be clearly identified on layouts.
2. Finish and formation levels of permeable paving must be detailed on plan.
3. Layout plans must show connections from roads, driveways and plots to the drainage network. Diffuser blocks must be labelled with invert levels.
4. Hydrobrake unit references must be detailed on plans and construction detail drawings.
5. The invert level of the proposed connections to the culvert and watercourse must be provided, along with the invert level of these existing features at the proposed points of connection. Upstream and downstream bed levels of watercourses must also be provided on plans.

6. Catchment area plans should include labels indicating the area of each catchment. These plans must also clearly identify where urbanisation allowances have been applied to areas.
7. Construction detail drawings must be supplied. Please supply construction detail drawings of basins, permeable paving, manholes, catchpits, flow control devices, headwalls, pipe bed and surround, etc. Basin construction details must include a minimum of two perpendicular cross sections per basin. Details should be site specific.
8. Calculations have some discrepancies to drawings, namely: MHs 26, 80, 98; and the attenuation tank which is calculated as being 1.5m deep, yet is 1m deep on plan.
9. Flooding is shown in calculations. Significant flooding is shown at pipe 19.000, the falls of the road are towards Bilsham Road, it is unacceptable for a development to increase flood risk elsewhere, it is also an offence to flood a highway. These incidences of flooding should be removed, and other areas of flooding reviewed and alterations made.
10. A buffer plan should be provided showing 3m clear distance around basins and watercourses.
11. Details of proposed culverts must be provided.
12. Evidence that land drainage consent has been granted for proposed culverts must be supplied.
13. Root potential areas of trees must not conflict with basins which require liners. Proposed trees must not be located over or in close proximity to the surface water drainage network.
14. As previously discussed with the Principal Drainage Engineer, please include details of your proposed improvements to the main river behind the millers within the information supplied. This should include removal of the undersized culvert and replacement with a bridge.
15. We would like to highlight that groundwater raising is proposed as part of the plans. The case officer should review these proposals carefully. The impact of ground raising on overland flows and groundwater levels will be further considered by ourselves.

Condition 10

A maintenance manual should be supplied.

We do not recommend the discharge of conditions 9 or 10 at this time.

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]

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

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

Sent: 23 September 2021 09:49

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

Subject: Planning Consultation on: Y/140/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/140/21/DOC

Registered: 21st September 2021

Site Address: Land at Bilsham Road Yapton

Description of Works: Approval of details reserved by condition imposed under Y/91/17/OUT relating to conditions 9-surface water drainage scheme, 10-details of maintenance & management of surface water drainage system & 12-foul drainage system.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **7th October 2021**.

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.

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 Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCOND00 (008) 2020