

From: Simon Davis
Sent: 05 January 2021 16:17

Subject: FW: Planning Consultation on: Y/147/20/DOC (Burndell Road, Yapton)

Dear Hannah,

Please see below the comments of our drainage engineer. You will see that they object to the pumped solution. I would suggest that if you wish to pursue this option that you supply full details of why this is the option you are pursuing and why it is not viable to provide a gravity solution instead. Please also note the request for additional details in line with our drainage checklist:

<https://www.arun.gov.uk/download.cfm?doc=docm93iim4n14067.pdf&ver=14313>.

Please provide your full response to me by the 26th January.

Thanks and I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
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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: 05 January 2021 14:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/147/20/DOC

Dear Simon,

We have the following comments regarding the application to discharge condition 5:

It is understood that an error in the original survey has resulted in the northern drainage catchment being constructed too deep and that a pumping station is now proposed to discharge water to the ditch. We do not support this proposal for the following reasons:

- a) It is standard practice for drainage to be constructed from the downstream up. If this had been completed the problem would not have occurred as the levels discrepancy would have been picked up from the start and adjustments made.
- b) Pumping stations are prone to failure and we are aware of sites in the county where pumping stations have resulted in on and offsite flood risk being increased.
- c) Pumping stations are not sustainable.
- d) Pumping stations require significant maintenance, this will place an unreasonable financial burden upon residents.
- e) Insufficient justification has been provided to demonstrate that a gravity solution cannot be achieved. If it is required to reconstruct some of the drainage network then this should occur.

It should also be noted that the application is lacking in detail. The applicant should submit full details in accordance with our checklist to support their application, including revised calculations, full construction detail drawings, and an updated maintenance manual.

We would like to take this opportunity to highlight to the applicant that they are in breach of their land drainage consent. We understand that construction has occurred and that is not in accordance with the approval. The current construction may have left the watercourse in an unacceptable condition. The applicant must apply for a new land drainage consent.

Please re-consult us once revised proposals have been submitted.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

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

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

Sent: 04 January 2021 15:04

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: Y/147/20/DOC