

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 January 2021 10:32
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/147/20/DOC

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

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.



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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: 04 January 2021 15:04

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

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

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/147/20/DOC

Registered: 4th January 2021

Site Address: Land of Burndell Road Yapton

Description of Works: Approval of details reserved by condition imposed under ref APP/C3810/V/16/3158261 (Y/19/16/OUT) relating to Condition Nos 5 - surface water drainage and 6 - 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 **18th January 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 S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCOND00 (008) 2020