

From: Simon Davis

Sent: 27 January 2021 10:34

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>; [REDACTED]

Subject: Y/17/20/PL and Stakers Farm/Land N of School

Dear Kate,

Yesterday I was contacted by our drainage engineers about your site and the commencement of the access. It was an oversight on our part that we did not consult engineers on the access only application Y/17/20/PL. Engineers have asked that I provide you with the following comments which you may find useful moving forwards.

The access road shown within the red line boundary on application Y/17/20/PL consists of impermeable surface between North End Road and the highway boundary. From the highway boundary, the rest of the access road and indeed all roads on the remainder of the site are to be of a permeable construction and will form part of the Surface Water Drainage Strategy for the site.

At this stage no Surface Water Drainage Strategy has been agreed for the whole site, the detail of this is to be agreed via condition following Reserved Matters approval (should approval be granted under Y/71/20/RES & Y/72/20/RES). It is worth noting that Drainage Engineer Laura Gibbons currently has a holding objection on those applications.

Therefore in constructing part of the permeable access road as approved under Y/17/20/PL the applicant runs the risk of the constructed access conflicting with the Surface Water Drainage Strategy if/when it is agreed via condition. Elements of the permeable paving construction will be agreed via condition, for example, the materials used, the depth of construction, and the location of baffles (which I understand are required on this site). Please make the applicant aware of this potential conflict. If the permeable paving constructed under Y/17/20/PL conflicts with the eventually approved Surface Water Drainage Strategy/Layout, it is expected that this will be reconstructed in accordance with approved plans.

Laura Gibbons who is consulting regarding the surface water drainage on this site is currently on leave. However, given the potential of additional cost to the applicant in reconstructing the permeable access road it has been agreed to notify them at the earliest opportunity. Laura is copied in and will be able to answer any questions regarding the matter upon her return.

Kind Regards

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Directorate of Place

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