

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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To register to receive notification of planning applications in your area please go to
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 16 March 2021 08:49

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

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Kerry Simmons [REDACTED] Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on: Y/17/21/DOC

Dear Maria,

I offer my apologies for any inconvenience caused to yourself or the applicant due to the delay in my consultation response.

Engineers Comments Regarding Surface Water Drainage

Condition 10

The calculations show that the half drain time for the 1 in 100 year +40% event exceeds 24 hours. However, as the 1 in 10 year +40% meets the 24 hour requirement and the design provides substantial additional storage, and the alternative is an overflow to the foul sewer, we are prepared to relax our requirements in this case.

Drainage Layout:

1. Please ensure that all inlet pipes (into the soakaway) are at least 5m from the buildings. It is not clear if this is the case, please check the distance from plots 1, 2 and 3 and the respective inlet pipes.
2. In some areas the soakaway comes within 5m of the buildings (plot 2 and 3, possibly 1). The applicant should check that this will meet the approval of the Building Inspector and evidence this. If the design does not pass Building Regulations a new DOC application would have to be made.
3. Please show the invert levels of inlet pipes. The calculations show a depth of 0.5 below invert depth of inlet pipe, however, given the invert levels of some of the inspection chambers this will not be possible as drawn. A number of inspection chamber invert levels are either 10mm or 30mm above the invert level of the soakaway. The 1 in 10year event +40% must be stored between the base of the soakaway and the inlet pipe invert as a minimum. According to my calculations this is a depth of approximately 80mm. Please ensure that the new invert levels still allow the pipes to achieve self-cleansing velocity.
4. Check that there are no clashes between the proposed foul and the surface water drainage systems (currently there would appear to be clashes at plots 2 and 3 – this may not be the case after the adjustments required from points 2 and 3).

Construction Details:

5. Detail A – Section through pervious pavement: This detail shows 400mm Polypipe Permavoid Modular sub-base replacement and infiltration system. As stated in point 3 the calculations state a minimum depth of 500mm below inlet pipe to soakaway invert level. Please correct.
6. Rainwater Downpipe Drainage into Permavoid Raft: Construction detail shows min 300mm sump, Drainage GA Dwg shows 200mm sumps on all inspection chambers before inlets. Please correct.
7. Please ensure that inlet pipes are not showing entering the soakaways at the base, the minimum depth from inlet to soakaway must be clearly shown.
8. Please check that the proposed crates can be stacked, a brief check implied that Polystorm geocellular range is better for deeper installations.

Condition 11

9. Paragraph 1.4 does not appear to be complete.
10. Once condition 10 has been discharged/agreed then it is expected that a copy of the Drainage Layout and Construction Detail Drawings will be included as an Appendix to this document for the future Management Company/residents.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineering Services



Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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

Sent: 16 February 2021 14:53

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: Y/17/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/17/21/DOC

Registered: 9th February 2021

Site Address: The Steddles North End Road Yapton BN18 0DT

Description of Works: Approval of details reserved by condition imposed under ref Y/121/19/PL relating to Condition No 10 - surface water drainage and 11 - maintenance & management of surface water drainage.

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 **2nd March 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

Maria Tomalova

Planning Case Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLCONDOC (008) 2020