

[REDACTED]

From: Simon Davis
Sent: 01 February 2022 16:41
To: Planning Scanning
Subject: FW: Drove Lane, Yapton - Surface Water Drainage Y/185/21/DOC

[REDACTED]

From: Simon Davis
Sent: 01 February 2022 16:40
To: 'Havis, Sean' [REDACTED]
Cc: Sparkes, Jessica [REDACTED] >
Subject: RE: Drove Lane, Yapton - Surface Water Drainage Y/185/21/DOC

Dear Sean,

Laura's comments were received 5 minutes before your email:

Engineers Comments Regarding Condition 9

There is significant conflict between soft landscaping proposals and drainage proposals. A significant number of trees are proposed in very close proximity to lined surface water drainage features. Root potential areas should not overlap with SuDS features. We note that some root barriers are proposed, however we do not generally support these. Furthermore, the extent of the barriers proposed would not adequately protect the drainage features.

Please can plans showing root potential areas of trees be provided, with drainage features shown. Once this is provided the tree officer should also be consulted.

A site specific construction detail drawing of the outfall from the system to the watercourse should be provided. This should be consistent with the land drainage consent detail.

Engineers Comments Regarding Condition 10

Maintenance of detention basins should include at least annual removal of tree saplings.

The regular inspection of impermeable liners should be included within the maintenance manual.

Please include a section on hydrobrake maintenance, this should include the regular greasing and moving of the bypass door.

Please clearly define (on a plan) the area of watercourse that the development will have riparian responsibility for.

Please respond with the changes/information requested by the 15th February so that I can reconsult.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



[REDACTED]

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

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Sign up to our newsletter [here](#)



From: Havis, Sean [REDACTED]
Sent: 01 February 2022 15:24
To: Simon Davis [REDACTED]
Cc: Sparkes, Jessica [REDACTED]
Subject: Drove Lane, Yapton - Surface Water Drainage

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

I was just wondering if you had received any comments from Laura Gibbons (Arun DC Drainage Officer) on the re-submitted drainage details and associated landscaping (Ref. Y/185/21/DOC)?

I'm conscious that this is the only condition (alongside levels which is intrinsically linked) that remains outstanding and is stopping us from commencing on site and delivering much needed housing.

Many thanks,
Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

S.