

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 February 2022 09:09
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/185/21/DOC

AMANDA SCHOLES
PLANNING RECEPTIONIST



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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons [REDACTED]
Sent: 01 February 2022 15:19
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: Y/185/21/DOC

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.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



[Redacted]

[Redacted]

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

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

Sent: 18 January 2022 09:49

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

Subject: Planning Consultation on: Y/185/21/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/185/21/DOC

Registered: 17th January 2022

Site Address: Land East of Drove Lane Yapton BN18 0EB

Description of Works: Approval of details reserved by condition imposed under reference Y/92/17/OUT relating to Condition Nos 9 - surface water drainage, 10 - maintenance & management of surface water drainage, 11 - updated copy of management manual and 27 levels.

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 **1st February 2022**.

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

[Redacted signature]

[Redacted contact information]

PLCOND00 (ODS) 2020