

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

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 01 March 2022 10:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/185/21/DOC

Engineers Comments Regarding Condition 9

As per our previous comments on 1st February 2022 "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." The landscaping plans provided do not show root potential areas and do not show drainage features, we are therefore not able to review the information supplied. Please can our previous request be addressed and plans with root potential areas and drainage features be provided.

We also note that our previous comments were "We note that some root barriers are proposed, however we do not generally support these." The revised landscaping plans show more root barriers. We would reiterate that we do not generally support these, and root barriers should be a last resort, with tree species and positions first reviewed. The applicant referring to our acceptance of their use on another site is not entirely accurate, root barriers were accepted in limited locations after the majority of conflicting trees were repositioned, those few which could not be suitably repositioned were then allowed to have root barriers. The use of root barriers can negatively impact upon the health of trees, and their success in protecting drainage features is heavily dependant upon the depths of barriers being correct and the barriers being installed appropriately.

Engineers Comments Regarding Condition 10

We do not agree with the riparian responsibility plan which has been supplied. I understand that a site meeting is to be held soon to discuss numerous watercourse issues, I recommend this plan is adjusted after the meeting.

In summary, we do not recommend these conditions are discharged at this time.

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

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

Sent: 15 February 2022 11:19

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

Subject: Planning Re-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

Grid Reference: 497380 103194

Category: Discharge of Condi

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.

I am able to inform you that I have received an amendment to the above application dated 15th February 2022 relating to: Amended Drainage & Landsc Plans plus new Tree Pit Details in response to Drainage Engineer comments

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **1st March 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.

Yours sincerely

Mr S Davis

Planning Case Officer-Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON_DOC (005) 2620