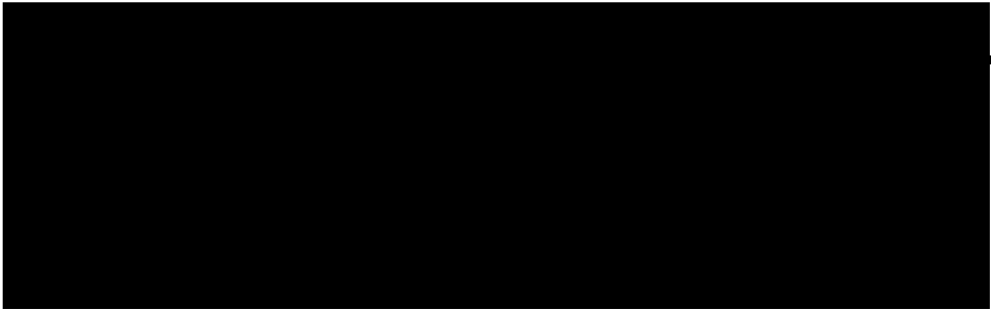




Engineers comments on surface water drainage;

Based upon the submitted drainage statement, there is currently insufficient data to fully determine the viability of the drainage scheme proposed. Winter groundwater monitoring (October to March) will be required and then further winter infiltration testing carried out at agreed locations/depths and in strict accordance with BRE 365.

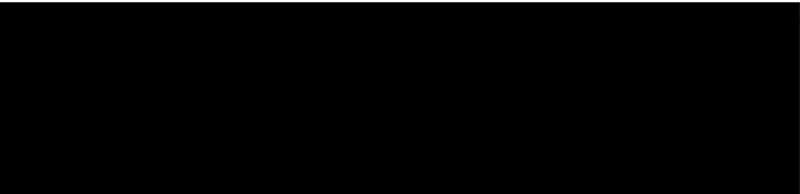
However, from the findings to date, infiltration is expected to be viable in some form. The layout presents significant open spaces to accommodate drainage features and these should be open features wherever possible ie. where crates are proposed, the viability of open features needs to be investigated. Please note that open drainage features are not counted towards the open space provision.

The applicant should note that permeable paving will need to be extended for use in all private driveways to maximise water treatment potential.

The assumed ditch on the eastern boundary has had sufficient space left beside it for future maintenance and is likely to require maintenance works to it as part of the development of the site. Its full extent will need to be investigated in order to determine the presence of any culverted sections at the northern and southern ends. This will then require further discussion.

Regards

Paul Cann
Principal Engineer (Drainage)



To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: Y/19/20/RES

Registered: 11th February
2020

Site Address: Land to the south of Ford Lane and east of North End Road Yapton
BN18 0DS

Grid Reference: 498095 103863

Description of Works: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 12-MAR-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
