

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: 22 March 2022 15:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/3/22/OUT

Engineers Further Comments Regarding Surface Water Drainage

We note that the applicants engineer is stating that groundwater monitoring results will be available prior to committee and that further monitoring secured via PCENG2 is not required. We do NOT agree with this, and once again request that PCENG2 is applied if you are minded to approve this application. All monitoring to date has been completed at the peripheries of the fields. As per policy requirements, monitoring should be completed at the location of proposed drainage features, this requirement has not been and will not be met prior to determination of this hybrid application.

We further highlight that only two monitoring locations are within the extents of this application. Two groundwater monitoring locations for a development of 140 dwellings is far below what we would expect.

The applicant is also stating that further infiltration testing is not required, once again we do NOT agree with this and request that PCENG2 is applied. As per our policy requirements, infiltration testing should be completed in the winter at the location and depth of proposed drainage features, and above peak groundwater level. One summer test at the peripheries of the field and development does not meet policy requirements. Furthermore, nowhere within the information provided does it detail what depths the infiltration and percolation tests were completed.

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

Sent: 09 March 2022 13:37

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

Subject: Planning Consultation on: Y/3/22/OUT

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/3/22/OUT

Registered: 14th January 2022

Site Address: Land West of Bilsham Road Yapton

Grid Reference: 497488 102433

Category: Plan Applicat'n

Description of Works: Hybrid Application comprising of Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works; and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

I am able to inform you that I have received an amendment to the above application dated 9th March 2022 relating to:- Drainage Letter in response to ADC 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 **23rd March 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON (ODS) 2018