

From: Laura Gibbons
Sent: 15 March 2019 11:34
To: Planning.Responses
Cc: Simon Davis
Subject: RE: Planning Consultation on: Y/4/19/RES

Engineers Comments Regarding Surface Water Drainage

Conditions 13, 14, 15, 16 and 17 relate to surface water drainage and were applied to Y/5/17/OUT.

Condition 16 states that layout shall not be agreed until such a time that arrangements for the future access and maintenance of any watercourse or culvert crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

The details submitted show that no regard has been given for the watercourses in proximity of this site. No building, fences or roads should be constructed within 3m of the top of bank of an ordinary watercourse. Therefore, **I object to the current proposals.**

Condition 17 states that layout shall not be agreed until such time as full details of reparatory measures to be carried out to the ditch on/ within the western boundary of the development site to reinstate this ditch to an agreed standard and routing have been submitted and approved by the Local Planning Authority.

No details have been submitted to us and I therefore **object to the current proposals.**

Condition 13 is with regard to the surface water drainage design. No provision is included for surface water drainage within the provided plans. Our preference is for open SuDS features to be utilised. **There is insufficient information submitted to demonstrate that the current proposals can be adequately drained.** Sufficient detail should also be submitted that demonstrates there is adequate space for surface water drainage and that it will not conflict with the proposed landscaping plans. Information must be submitted to us before I will support this reserved matters application.

Condition 14 and 15 are additional pre-commencement conditions which should be brought forwards in line with condition 13.

I advise the applicant to open discussions with us and to look at our guidance document and checklist which are located here <https://www.arun.gov.uk/surfacewater> and <https://www.arun.gov.uk/drainagechecklist> respectively.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk



From:

planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 06 March 2019 13:36

To: Land Drainage

Subject: Planning Consultation on: Y/4/19/RES

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 Y/4/19/RES

NO:

Registered: 31st January
2019

Site Address: Cinders Lane Nursery & works to R/O Cinders Lane Yapton
BN18 0JJ

Grid Reference: 498160 102625

Description of Works: Approval of reserved matters following outline consent
Y/5/17/OUT for 51 No. dwellings. This application 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 07-MAR-19.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email
