

From: Simon Davis
Sent: 22 March 2019 12:06
To: [REDACTED]

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

Dear Matthew,

I have spoken further with our Engineer and they maintain the view that the details should also be shown within the Reserved Matters layout. I appreciate that will be resolved through a DOC application but I agree with Engineers that some of this detail needs to be assessed alongside the layout as it relates to other design considerations.

On the Burndell Road site to the north of you, we have a Reserved Matters and a DOC application in and drainage details amongst others are shown on both, thus enabling issues such as conflict between tree protection/landscaping and SUDS to be identified and resolved.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Matthew Utting [mailto:matthew.utting@arun.gov.uk]
Sent: 18 March 2019 11:35
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Kevin Wawman' <kevin.wawman@arun.gov.uk>

Subject: FW: Planning Consultation on: Y/4/19/RES
Importance: High

Morning, Simon,

Thanks for your emails below, which you will note are being forwarded to my client and the Team's drainage and utilities engineers under cover of this message.

You are absolutely correct in that foul and surface water drainage are covered by pre-commencement conditions attached to the site's outline consent ref. Y/5/17/OUT; and I have an instruction to lodge with your Authority an application to discharge all relevant pre-commencement conditions attached to the site's outline consent, including those relating to foul and surface water drainage. I am waiting for some final items of information that will enable a single application to be made to discharge the pre-commencement conditions, such that you will be able to consider

that application in parallel with the application ref. Y/4/19/RES for approval of Reserved Matters already lodged with your Authority.

I would therefore suggest that we leave discussing the site's foul and surface water drainage until I have lodged the application to discharge the pre-commencement conditions attached to the site's outline consent. In the meantime, I can confirm that my client is considering Yapton Parish Council's comments (as attached) on the information submitted with my client's application for approval of Reserved Matters – I'll respond for my client as soon as possible.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 15 March 2019 12:05
To: 'Matthew Utting' 
Subject: FW: Planning Consultation on: Y/4/19/RES

Dear Matthew,

Please see Drainage Consultation advice just received. I appreciate that your client may be intending to discharge condition separately however, I would agree with Laura that some of the detail required by conditions should be shown within the reserved matters scheme.

Kind Regards

*Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) |
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From: Laura Gibbons
Sent: 15 March 2019 11:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
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 routeing 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

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