

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 08 December 2022 13:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/52/22/DOC

Dear Maria,

Thank you for reconsulting us on this submission. I have read through the applicant's engineers comments and before I do a full review I want to flag and request further info on what was point 4 raised by our external consultants. I have added comment in blue.

4. The applicant should explore the potential to connect into the existing highway drainage network, prior to proceeding with the proposed connection to the public foul sewer system, which should be taken as a last resort. We require confirmation of approval for any highway or sewer connection.
- We appreciate a reduction in flows has been achieved, however, we need to see agreement with Southern Water for any connection to the public sewer system. In this case, we also note our mapping shows a surface water highway drain on the opposite side of the road to the proposed development, which would present a preferred point for discharge in our hierarchy of discharge options. We therefore require:
 - The design to be amended so that runoff is discharged into the highway drainage network, alongside an agreement with West Sussex Highways for this connection. Approval for a connection to West Sussex existing highway drainage has been requested, however, as there are no surface water sewers within the area, it is likely that the highway drain either discharges to the public foul sewer or to a soakaway. If it is to a soakaway, there will be no capacity to accommodate additional surface water drainage from the site. If it is to a foul sewer, we would propose a direct connection as indicated on the submitted drawings. **Please provide correspondence to evidence approval sought. For information, according to our mapping, the highway drainage network in this area appears to ultimately discharge to a watercourse south of Main Road, Yapton, therefore the arguments relating to a soakaway and the foul sewer are mute.**

Or

- Justification for why a highway connection is not possible, (e.g. confirmation from Highways that they will not permit a connection in this area) and an agreement with the sewerage undertaker for the proposed connection.
- This is particularly important as the development site is located within the Lidsey treatment catchment. Highway approval has been requested, although we note there is no right of connection to a highway drain. Southern Water has a statutory duty to accept surface water into the public foul sewer provided that the options for discharge from the drainage hierarchy have been followed. There is therefore a connection available for the surface water discharge from the site and the connection should be discharged. **As above, please provide correspondence to evidence approval from WSCC has been sought. Southern Water will have no duty to accept surface water flow if all other options have not fully been investigated.**

Kind regards

Sarah Burrow
Engineering Assistant, Coastal Engineers and Flood Prevention

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Usual working pattern: 8am – 2:30pm Monday to Friday

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

Sent: 18 November 2022 16:34

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

Subject: Planning Consultation on: Y/52/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/52/22/DOC
Registered: 27th April 2022
Site Address: Stakers Farm North End Road Yapton BN18 0DU
Grid Reference: 497731 103487
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under Y/105/19/PL relating to conditions 3-flint flooring and stall dividers, timber ceiling details, 4-flint flooring details, 5-surface water drainage and 9-electric vehicle charging.

I am able to inform you that I have received an amendment to the above application dated 11th November 2022 relating to:- Substitute and additional plans following drainage 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 **12th December 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

Maria Tomalova

Planning Case Officer- Arun District Council

Telephone: 01903 737510

Email: maria.tomalova@arun.gov.uk

PLRECON (ODS) 2018