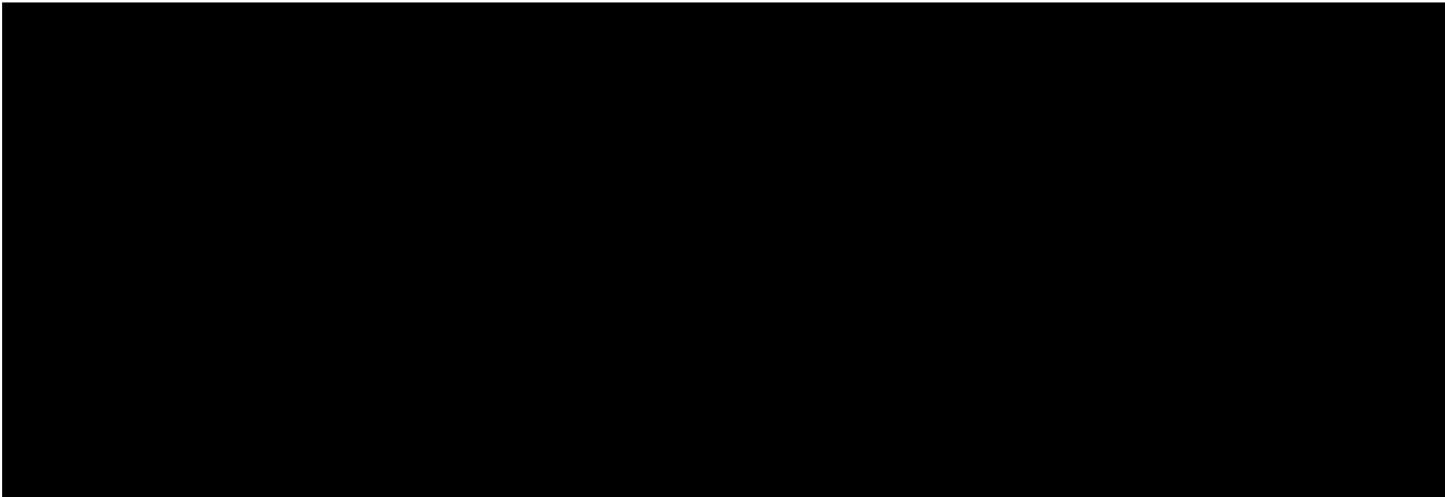



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 10 July 2020 17:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/53/20/DOC

Engineers Comments Regarding Surface Water Drainage

As stated within the applicant's cover letter there have been discussions between the client's Engineer and myself prior to this application being made. I can confirm that the principle of the scheme is acceptable, however further detail is required before I can recommend that these conditions can be discharged. This was highlighted to the engineer in our last correspondence, so it is questioned whether we do indeed have the latest iteration of the Drainage Layout and Technical Note? If so, the following points require addressing:

Condition 3

1. The cover letter states that "It is also understood that the replacement of areas of block paving with landscaping and asphalt, as shown on the combined landscape and drainage plan is acceptable." Please can the applicant/agent advise who stated this was acceptable?
2. The Drainage Layout requires the following further detail;
 - a. All surface water pipes should be labelled with; diameters, materials, falls and invert levels (at each end). (If all pipes are the same diameter and material a note to that effect is acceptable).

- b. All manholes/inspection chambers/silt traps should be labelled with cover levels, invert levels and cover types.
 - c. It is expected that all inspection chambers upstream of the permeable paving are sumped (silt traps).
 - d. Diffuser units should be 5m from any buildings.
3. A Class Z pipe bed and surround construction detail is expected for the pipe running under the road.
4. Please specify "no fines" for the permeable paving sub base.
5. It was clearly stated in my last correspondence that we would not approve an overland flow route to Burndell Road due to the existing flooding issues there. I instructed the engineer to try and find a solution which holds all the surface water on the site without blocking access for future residents. No change has been made to the overland flow route which still goes to Burndell Road. Given the half drain time for this design we are not prepared to accept this solution.

Condition 4

I have previously provided advice regarding this condition which has not been followed. I shall repeat below:

"Normally the management and maintenance manual is a standalone document, designed to be read and understood by the future residents of the development. As such I suggest trimming some of the detail from the technical note and including what a resident would need to understand. A basic layout (as shown) and a simple explanation of how the system works. You should detail who will be responsible for the maintenance and how this shall be funded, and what should happen if a proposed maintenance company fails to undertake their duties. How will the replacement of any drainage features be funded? The tables are fine to be included but you need some more detail on the financial aspects and probably less information about the planning conditions and former site conditions." Sent 24/03/2020 to the clients engineer.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

T: 01903 737815

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

Sent: 18 June 2020 11:49

To: Land Drainage [REDACTED]

Subject: Planning Consultation on: Y/53/20/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/53/20/DOC
Registered: 17th June 2020
Site Address: Yapton Metal Company Burndell Road Yapton BN18 0HP
Description of Works: Approval of details reserved by condition imposed under ref Y/53/20/DOC relating to Condition Nos 3 - surface water drainage, 4 - SuDs and 6 - hard & soft landscaping.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **2nd July 2020**.

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.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCOND00 (ODS) 2020