
Engineers Comments Regarding Surface Water Drainage

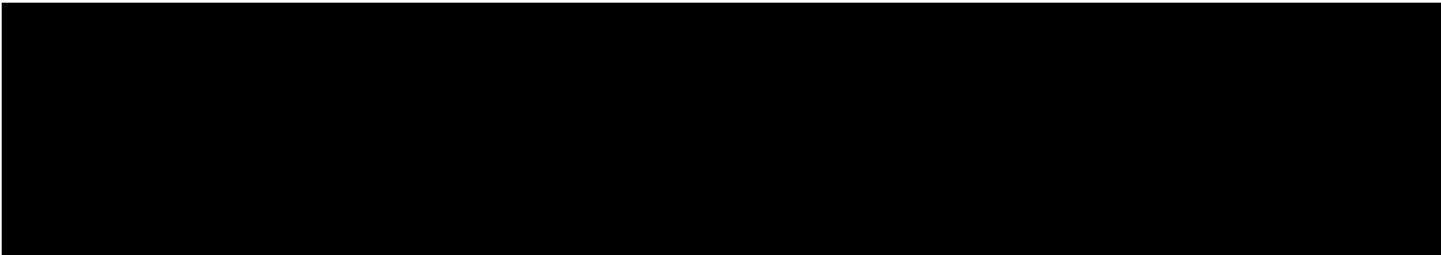
No objections. Revised details required at discharge of conditions stage.

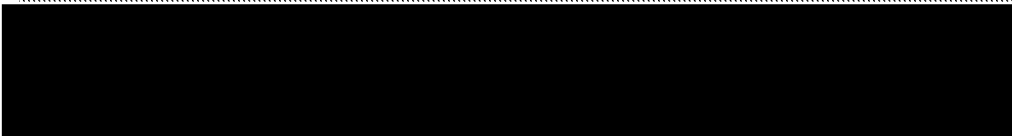
I note that the outline decision notice has two pre-commencement conditions regarding surface water drainage, my comments below are therefore advice on the proposals submitted to date which would require addressing when a formal discharge of conditions application is submitted.

1. Ordinary watercourse land drainage consent will be required for any proposals to discharge to ordinary watercourse.
2. Outflow should be restricted to greenfield QBar or 2l/s, whichever is the greater. Any proposals to discharge at rates lower than this are unlikely to be acceptable due to the risk of blockage.
3. Infiltration rates were found to be good in some locations. Can a plan be provided showing where soakaways could be located, i.e. 5m buffer from building.
4. Full calculations, layouts and detail drawings will need to be provided in accordance with our checklist that can be found here <https://www.arun.gov.uk/drainagechecklist>

Regards,

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





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/32/19/RES

NO:

Registered: 21st May
2019

Site Address: Lake Barn Maypole Lane Yapton BN18 0DR

Grid Reference: 497662 104368

Description of Works: Application for reserved matters following outline permission Y/77/17/OUT for erection of detached single storey dwelling house with vehicular access from Maypole Lane

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 20-JUN-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
