

From: Nicola Oktay on behalf of Planning.Responses
Sent: 24 January 2024 10:20
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: Y/70/22/DOC

Engineers comments

Nikki Oktay
Planning Receptionist, Planning Department

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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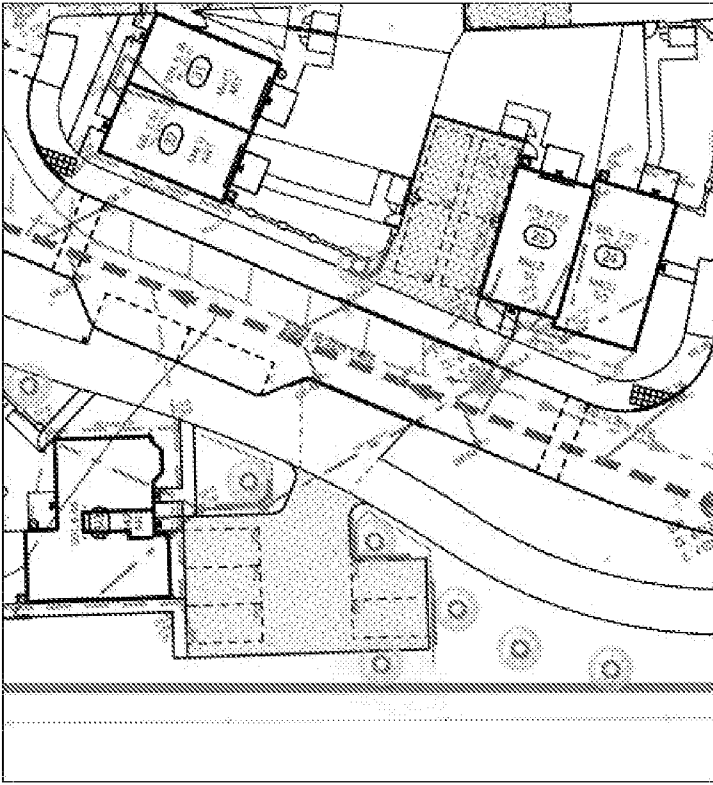
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: Tuesday, January 23, 2024 1:27 PM
To: David Easton <David.Easton@arun.gov.uk>
Cc: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/70/22/DOC

Hi David,

Thank you for providing this information, it is helpful to see what design approach has been taken. The only example I can see that doesn't meet this defined criteria is the tree highlighted in yellow below on drawing D1956-13-100 Rev G.



I note the minimum easement suggested by BS5837:2012 and used by the designer is 1.5m from the trunk. This is less than the minimum easement of 3m suggested by Southern Water (10m for Poplar and Willow). I am not familiar with the adoption arrangements for any drainage infrastructure on the site, but the designer may wish to consider this further before submitting any updated plans to address the issue above.

<https://www.southernwater.co.uk/media/7571/ds-tree-planting-guide-1.pdf>

Kind regards

Sarah Burrow
Engineering Assistant, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk



Usual working pattern:

Monday – Flexible between 8am and 4pm

Tuesday and Wednesday – 9:15am to 2:45pm

Thursday – 9am to 5pm

Friday – 8am to 2:45pm

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From: David Easton <David.Easton@arun.gov.uk>
Sent: Tuesday, January 23, 2024 11:08 AM
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/70/22/DOC

Hi Sarah,

I have requested that this is uploaded to the system as correspondence but thought I would provide it direct for ease of reference. I have also requested that a re-consultation is generated.

Many thanks,

David

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: Wednesday, January 17, 2024 1:12 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>; Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/70/22/DOC

Hi David,

Please can you ask the applicant or their designer to provide a design specification for when they believe tree root protection is necessary for drainage infrastructure. I have done a very basic preliminary assessment of the updated drainage layouts and the specification and placement of tree root barriers appears to be inconsistent.

It would be helpful to understand where the designer feels that barriers are necessary to protect pipework, inspection chambers, permeable paving and other infrastructure. This will help us to assess if the design meets their own specification.

For example, is there an arbitrary distance of any tree trunk from infrastructure where a barrier would be necessary? Is that distance different depending upon the type of infrastructure that is being protected? Or does the use of barriers relate to the potential growth of the tree and its roots?

Please reconsult us once this has been provided.

Let me know if you have any questions.

Kind regards

Sarah Burrow

Engineering Assistant, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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

Sent: Thursday, January 4, 2024 11:48 AM

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

Subject: Planning Re-Consultation on: Y/70/22/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/70/22/DOC
Registered: 30th May 2022
Site Address: Land at Bilsham Road Yapton
Grid Reference: 497547 102838
Category: Discharge of Condi

Description of Works: Approval of details reserved by condition imposed under ref Y/91/17/OUT relating to Condition Nos 9 - surface water drainage and 27 - levels.

I am able to inform you that I have received an amendment to the above application dated 19th December 2023 relating to: SUBSTITUTE FOUL AND SURFACE WATER DRAINAGE

[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 **18th January 2024**.

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.

Yours sincerely

Mr D Easton

Planning Case Officer-Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLRECON_DOC (ODS) 2020