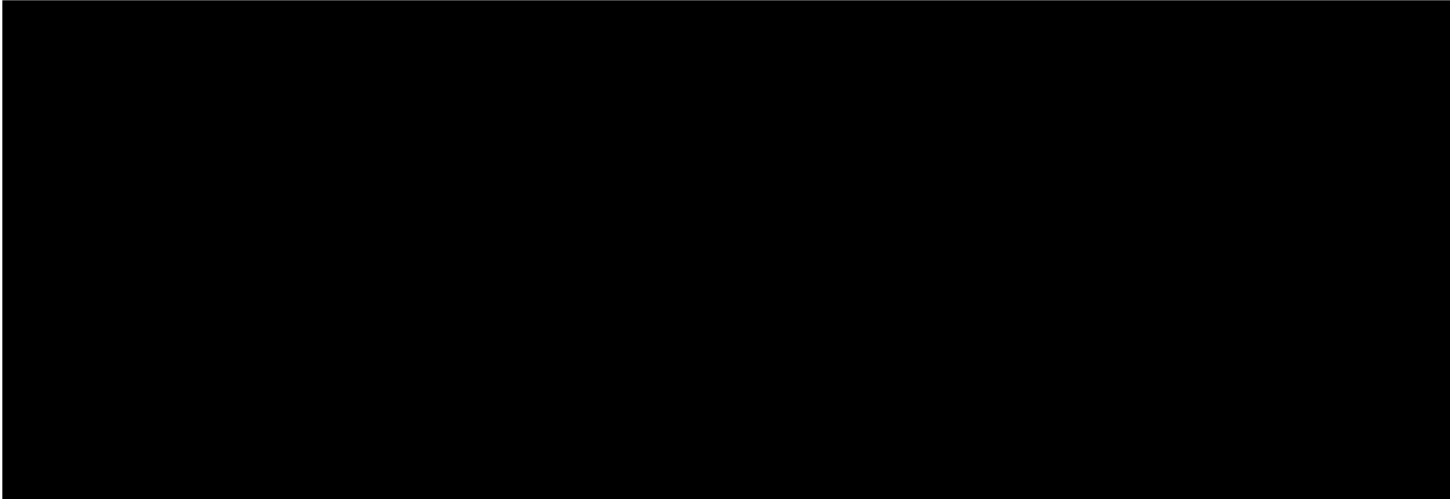


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**From:** Laura Gibbons <Laura.Gibbons@arun.gov.uk>  
**Sent:** 22 September 2020 15:56  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** Y/72/20/RES- Land at Stakers Farm, Yapton

Engineers Comments Regarding Surface Water Drainage

The application includes details that appear to be attempting to discharge the surface water drainage conditions under this reserved matters application. I have broken my comments down into those relevant to the RM submission and those relevant to a future DOC application.

Reserved Matters Comments

The below comments are based upon the level of information required to demonstrate that the proposed layout can be adequately drained. **Until the below points are resolved we wish to raise a holding objection to this application.** It is essential to establish if there is adequate space for surface water drainage prior to agreement of site layout. Drainage should be a fundamental consideration in design. Failure to secure a robustly evidenced implementable drainage strategy at this stage will likely unduly prejudice the drainage design and result in proposals failing to meet policy requirements.

1. The checklist has been corrupted as part of the scanning process. However, it is understood from previous dialogue and the adjacent site that all infiltration devices are kept to a maximum of 600mm depth. Yet many areas of permeable paving have a sub-base proposed beyond 600mm depth. Please review or provide evidence that all features are located above peak recorded groundwater level, i.e. put groundwater levels on the drainage plan.
2. It is understood that the permeable paving areas will not have a flat sub-base, please provide spot levels on the drainage layout showing finish and formation levels of permeable paving.
3. Please provide impermeable areas plans that clearly show the areas draining to each surface water drainage feature. Preferably provide these in dwg to facilitate paperless review.
4. Please provide network calculations in mdx format to facilitate paperless review due to restrictions on working as a result of Covid.

5. A full review of calculations will be completed once this information is supplied.

DOC comments

We do not recommend discharge of the drainage conditions at this time. A separate application should be made.

1. Successful resolution of the above reserved matters points.
2. Please provide two perpendicular site specific cross sections of the proposed infiltration basin. These should show invert level, maximum water level, bank level, construction including connection between sub-base and basin.
3. Please provide construction detail drawings of pipe bed and surround.
4. Please clearly indicate on plans where the different permeable paving types shown on the construction drawing are proposed.
5. The maintenance manual will be reviewed once the design has been agreed.
6. Further comments are likely once details are further reviewed.

Regards,

**Laura Gibbons**

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



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