

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 April 2017 10:47
To: Planning Scanning
Subject: FW: AL/107/16 RES Land west of Westergate St and east of Hook Lane

From: Lucy Harding
Sent: 04 April 2017 10:19
To: Planning.Responses
Subject: FW: AL/107/16 RES Land west of Westergate St and east of Hook Lane

Good morning,

Please could this consultation response be redacted and placed onto the system for me?

Many thanks,
Lucy

Lucy Harding BA, MSc | Principal Planning Officer, Strategic Development, [Arun District Council](#) | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Paul Cann
Sent: 03 April 2017 17:32
To: Lucy Harding
Cc: Thomas Callaway
Subject: RE: AL/107/16 RES Land west of Westergate St and east of Hook Lane

Hi Lucy

With regards to the above application, we would like to raise concern over the development layout, as the surface water drainage proposals shown do not represent an agreed strategy at this time. There are a number of issues with the current drainage design, and one of the most fundamental is that the run-off from the site does not mimic the anticipated green field characteristics. Based upon their 'Drainage Strategy & SUDS statement, a majority of the site falls to the South East corner, where we suspect there is a buried outfall pipe or infilled ditch, heading south towards Hook Lane. The remainder of the site falls to the Eastern outfall and the North Eastern outfall. The current proposal is to only discharge to the Eastern and North Eastern outfalls. This is a concern, as the strategy does not replicate the sites fundamental flow regime, as would have been recognised when the field was properly managed and the off-site land drainage outfalls were fully functioning. It should also be noted that the current discharge to the eastern outfall relies upon the existing ditch being re-graded with no positive gradient (ie. flat) and this is a concern in itself.

We appreciate that a number of the off-site land drainage outfalls/boundary ditches have been neglected by landowners, however, it is imperative that ALL the outfalls are fully investigated before any further comments can be made on the proposed drainage layout. All of the outfalls will ultimately need to be brought back into full working order. I would suggest that a separate condition is applied to deal with this aspect. The condition suggested by Barratts only considers the eastern outfall.

We also understand that there is sometimes standing water on the field and suspect that due to the nature of the ground conditions, land drainage piped systems probably exist beneath the field. Due to a lack of maintenance, these pipes are probably no longer functioning.

Regarding the protection and future access arrangements to the ditch on the eastern boundary, I understand from Tom that based upon this layout, the principle has already been agreed. This comprises a one metre easement, with demountable fences and covenants for keeping the working area clear of any future obstructions. The working area is normally considered as 3m from the top of the west bank of the ditch.

Other significant issues;

1. Have any investigations been carried into the use of permeable lined pavements for the entire estate road in order to reduce the depth of the drainage infrastructure, and thereby minimise the risk of the effects of groundwater ie. infiltration into pipes, etc, and floatation of structures ie. lined ponds and crated tanks. The design largely relies upon the transportation of water via a conventional piped system with conventional road gullies, which has created a system that is unnecessarily deep. This may have already been looked at by the consultant acting for Barratt's, if so, I am not sure why it was discounted. It is noted that permeable parking areas and swales have been utilised in places but their connectivity to the system is not shown in any detail.
2. A full investigation into the existence/invert level of any existing outfall in the South East corner has not been carried out. This aspect, together with item 1 above (if deemed an option), could significantly affect the design.
3. There is no drainage scheme shown for the access road from Hook Lane and this area doesn't appear to be accounted for in the allowable greenfield run off rate. This could therefore potentially increase the agreed rate from the site.
4. Investigating items 1 and 2 above, could impact on the pumping proposal.
5. Open ponds are preferred to the use of crates, where feasible.

Based upon our findings above, the impact on the development layout could be significant.

I also enclose a list of offer issues, just for information, many of which can be dealt with at detailed design stage ie. when the DOC application is received.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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