

From: Claire Potts <Claire.Potts@arun.gov.uk>
Sent: 08 February 2022 10:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/107/21/PL Woodgate Centre

Please can the further consultation response from ADC Drainage be added to the file

Thanks

Claire Potts MRTPI, BSc, MSc, MSc
Strategic Development Team Leader

T: 01903 737698
E: claire.potts@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 01 February 2022 09:19
To: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: RE: AL/107/21/PL Woodgate Centre

Hi Claire,

In response to my comments requesting a surcharged outfall is modelled the applicants engineer has moved the proposed outfall location further upstream. The topographic survey shows the ditch petering out before this point. The invert level of the outfall appears to be higher than the opposite bank, which would result in unacceptable overland flow and an increase in flood risk to offsite land.

Basically, the outfall must be located properly within the watercourse, and for this to occur it will need to have a lower invert level. This will result in the outfall being surcharged in flood events, which should be modelled to ensure that on site surface water drainage attenuation volumes are adequate.

The outfall would also then likely conflict with their landscaping plan. I've also reviewed their revised landscaping plans (supplied on the 24th)- they may have moved some trees away from pipes but there are still many trees proposed in very close proximity to the lined swales and lined basins- this would conflict. It is important that impermeable liners are robust and will not let groundwater in- if tree root potential areas conflict this is highly unlikely to be the case.

If drainage is secured via conditions- can landscaping be too? They need to be developed together.

Thanks,

Laura Gibbons

Drainage Engineer

Engineering Services

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Claire Potts <Claire.Potts@arun.gov.uk>

Sent: 20 January 2022 09:46

To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>

Subject: FW: AL/107/21/PL Woodgate Centre

Hi Laura,

Following your response on the Woodgate Centre, the applicant's engineers are seeking clarification on what the issues are with the outfall and levels, so they can seek to address them. I need to make sure that this doesn't impact on the site layout/ trees etc if it needs to be in a different location. Just so you have an idea of timescales, we have a PPA in place with agreement to take the application to 2nd March Committee, which means I need to finalise issues by the early Feb if possible and 11th Feb at the latest.

Kind regards

Claire

Claire Potts MRTPI, BSc, MSc, MSc
Strategic Development Team Leader



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From: Nigel Pugsley [REDACTED]
Sent: 19 January 2022 16:23
To: Claire Potts <Claire.Potts@arun.gov.uk>
Cc: Ashley Maltman [REDACTED]
Subject: FW: AL/107/21/PL Woodgate Centre

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Good afternoon Claire

Please see email from my client's drainage engineer below in response to the recent comments from Laura Gibson.

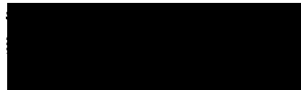
We're surprised by her response relating to the outfall position, not just because the EA or LLFA haven't objected but because she has provided no detail on why she can't support the outfall location.

Kind regards

Nigel

--

Nigel Pugsley MRTPI
Technical Director – Town Planning



You can now follow us on:



From: Sam Carson [REDACTED]
Date: Wednesday, 19 January 2022 at 16:11
To: "laura.gibbons@arun.gov.uk" <laura.gibbons@arun.gov.uk>

Cc: Ashley Maltman <[REDACTED]> Nigel Pugsley <[REDACTED]>

Subject: AL/107/21/PL Woodgate Centre

Laura,

Further to your attached consultation response to the above application can you please let us know what your specific concerns are in relation to the proposed outfall location and level, so we can seek to address them in our revised submission.

I look forward to hearing from you shortly.

Regards

Sam Carson

Bsc, DMS, CEng, MCIWEM

Infrastructure Consultant



Website

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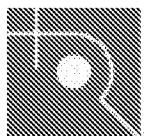


Kent.
Park House, Park Farm,
East Malling Trust Estate, Bradbourne Ln.
Aylesford, Kent, ME20 6SN

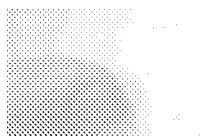


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