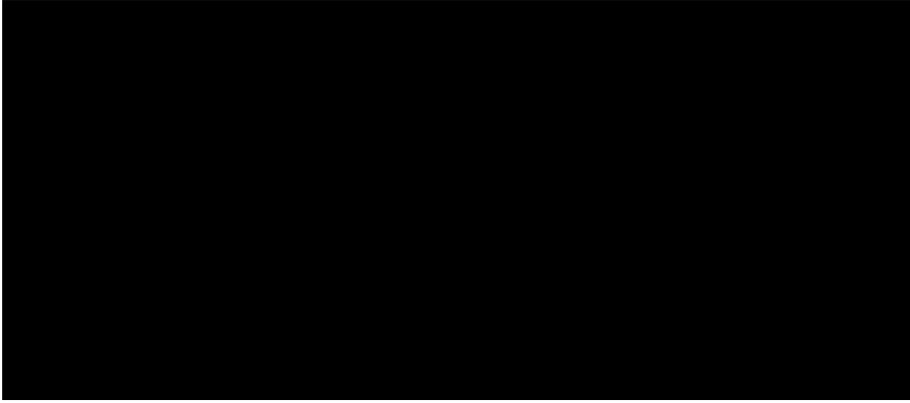



From: Kevin Brook [redacted]
Sent: 18 January 2017 10:33
To: Claire Potts
Subject: RE: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Hi Claire

Apologies for not having responded to this previously. Yes, applying standard conditions (as outlined by your Drainage Engineer, Tom Callaway) would be acceptable in this case.

Kind Regards

Kevin Brook
Flood Risk Management Engineer
Economy, Infrastructure and Environment
Highways and Transport
West Sussex County Council

From: Claire Potts [<mailto:Claire.Potts@arun.gov.uk>]
Sent: 17 January 2017 15:12
To: Kevin Brook
Subject: FW: AL/111/16-OUT Land East of Orchard Gardens Woodgate

Kevin,

I'm just writing to check whether you will be providing an updated consultation response to the application above in reply to the applicants rebuttal below. I will need to make a decision shortly and need to be clear whether this is an issue that could be dealt with through conditions or whether it is essential that further information is provided prior to determination.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre,
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Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: T Croucher [REDACTED]
Sent: 23 November 2016 16:58
To: Claire Potts; [REDACTED]
Subject: AL/111/16-OUT Land East of Orchard Gardens Woodgate

AL/111/16-OUT Applicants Response to Flood Risk Management Consultation response from Kevin Brook WSCC

We have considered the response and in the absence of any clear indication of what further information is required we make the following comments.

The response from WSCC states that the majority of the proposed development is shown to be at 'high' risk from groundwater flooding based on the current mapping. We think that there might be a misinterpretation of the modelled ground water flood risk susceptibility.

The site is at 8.6 to 10 m AOD. The surrounding land falls away rapidly towards the streams north and east of the land parcels adjoining the site. It is approximately level to the west before falling away to Westergate street, which also falls towards the northern stream. It is approximately level with the land to the south but that land too falls gently east towards the eastern stream.

The underlying geology, as mentioned in the FRA, is Brick earth and valley gravel (river terrace drift) of 2-3 metres overlying about 80m of London clay.

For there to be a significant ground water flood risk the brick earth/gravel would have to sit in a depression or be subject to aquifer pressure from constrained, connected deposits at higher level.

Neither apply in this case. Even if there were aquifer pressure the topography would make it drain to the surrounding lower areas rather than flood on site.

Under Future development – Sustainable Drainage Systems the WSCC response comments that there is insufficient information at this outline stage to comment on the proposed drainage strategy

The drainage statement following the Flood Risk Assessment stated

“Surface water from the existing site drains to a ditch along the east boundary. The proposed development will have a SUDS scheme. This will be designed to ensure that the 1 in 100 year event storm + 30% climate change allowance does not increase the flow to that ditch. **It is envisaged that due to ground conditions an underground storage tank solution might be needed.**

This is an Outline Application only. Both foul and surface water drainage will be considered further as part of any detailed application. They can be dealt with by condition at this stage.

It is anticipated that Southern Water would suggest the following condition; “Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.”

The principle of a SUD system is therefore established as part of the application. The detailed design will depend on the eventual detailed design of the development. The sentence in bold above recognises that both topography and geology make it likely that infiltration/soakaway by itself will not be able to cope with the 100 year plus climate change and critical storm event. Attenuation ponds are already proving problematic due to poor design and variable construction meaning they are often full prior to significant rain events. Even a quick glance at the illustrative layout plan shows that the proposed hard area is well under 50% of the site area so there would be sufficient space to incorporate underground storage and delayed infiltration for the extreme event.

We consider that sufficient information has been given to enable comment on this application which is outline with all matters reserved other than access. A condition will adequately cover the detailed drainage design.

TCPlanning 23 November 2016

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