

From: Simon Davis
Sent: 11 January 2022 16:33
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/141/21/RES

From: Sarah Sutcliffe >
Sent: 11 January 2022 16:10
To: Simon Davis
Subject: RE: Planning Consultation on: AL/141/21/RES

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

Thank you for your e-mail and forwarding on the below comments so promptly. I will circulated to our engineering team and revert back in due course.

Kind Regards,

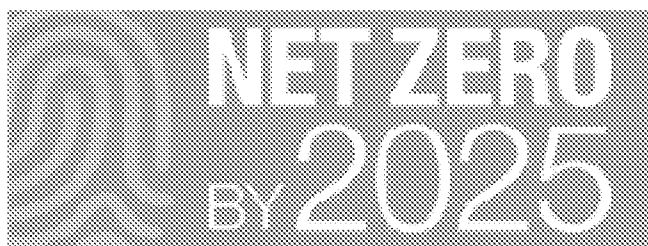
Sarah

Sarah Sutcliffe
Planning Manager

Thakeham House | Summers Place | Stone Street | Billingshurst | West Sussex | RH14 9GN | United Kingdom | Sat Nav RH14 9AD
www.thakeham.com



THAKEHAM



This communication is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that the unauthorised dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.

From: Simon Davis [REDACTED]
Sent: 11 January 2022 16:02
To: Sarah Sutcliffe [REDACTED]
Subject: FW: Planning Consultation on: AL/141/21/RES

Dear Sarah,

I am your case officer. The application was only validated today but our Engineer has already responded (see below). Please consider the comments and respond to me.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Laura Gibbons [REDACTED]
Sent: 11 January 2022 15:04
To: Planning.Responses [REDACTED]
Cc: Simon Davis [REDACTED]
Subject: RE: Planning Consultation on: AL/141/21/RES

Engineers Comments Regarding Surface Water Drainage

Some groundwater monitoring has been completed to date. This shows groundwater to be shallow in some parts of the site. We expect monitoring to continue through until the end of March. In any areas where groundwater permits permeable paving should be left unlined to allow infiltration in summer months.

The climate change allowance section within the report is inaccurate. An allowance of 40% must be applied to design, not just as a sensitivity, as per national requirements "For flood risk assessments and strategic flood risk assessments, assess both the central and upper end allowance....Design your drainage system to make sure there is no increase in the rate of runoff discharge from the site for the upper end allowance."

Infiltration testing was completed in early October and at depth. The infiltration testing failed, likely as a result of being below groundwater level. This is not sufficient evidence to rule out infiltration. We will review any potential for infiltration once further groundwater monitoring has been completed.

The proposed attenuation basin is proposed within very close proximity of the watercourse. The basin must be located a minimum of 3m from ordinary watercourse. The location of existing trees should also be carefully

considered with basin design. The basin is proposed to be bunded above surrounding ground level, this will result in water being held above surrounding ground level. Water should be retained below existing ground level as much as possible to remove the risk of breach.

The proposals include significant land raising across the majority of the site, this is not compliant with policy. Ground raising should be minimised to ensure it does not result in an increase in off site flood risk. Wider planning considerations regarding land raising are also likely.

We have the following comments on the information submitted to support this reserved matters application. These points should be resolved prior to determination of this application to evidence that there is sufficient room for surface water drainage within the proposed layout.

1. Please adjust the basin position to ensure a minimum of 3m between the top of bank of watercourse and toe of retaining bund.
2. Please adjust the basin position to ensure a minimum of 3m between the toe of bund of the detention basin and existing tree root areas.
3. Please adjust the basin size to ensure that 300mm of freeboard is provided above peak anticipated water level.
4. Please adjust the basin so that it is set lower in the ground.
5. Please supply details of the improvements that will be completed to the ordinary watercourse.
6. Flotation calculations should be supplied to evidence that it will be possible to deliver the basin as proposed and that design will adequately consider the risk of floatation.

In summary, insufficient detail regarding the existing ordinary watercourse network has been supplied to support the proposed layout. We wish to raise a **holding objection** to this application. Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

Please re-consult us once further information has been supplied.

Kind regards,

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

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
