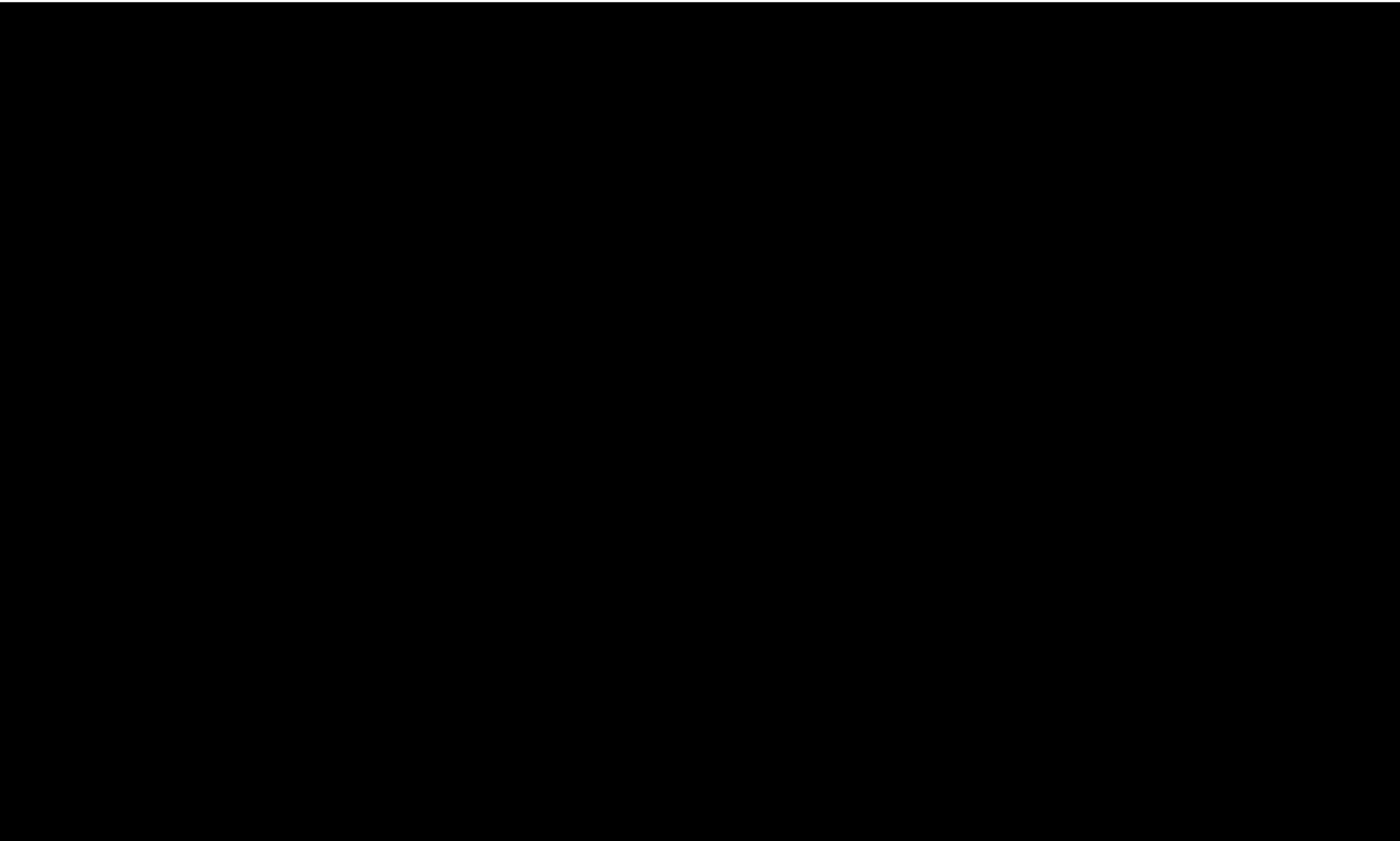




From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 22 March 2022 08:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/141/21/RES

Please ignore our response from 08:27 on 22/03/22, this was sent in error.

Engineers Further Comments on Surface Water Drainage

We wish to maintain our holding objection at this time. The following points have not been resolved.

1. Please adjust the basin position to ensure a minimum of 3m between the top of bank of watercourse and toe of retaining bund. - The basin toe is currently shown to be at the top of bank of watercourse, this is not acceptable. It is not suitable to load watercourse banks, the implications upon future watercourse maintenance must also be considered. There is also potential for damage to the pond banks to occur when ditch maintenance is completed based upon the current proposals.
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. -The current proposals need to be reviewed by the council's tree officer.
3. Please adjust the basin size to ensure that 300mm of freeboard is provided above peak anticipated water level.- Half drain time results have been provided for various storm events, these evidence that the flow restriction of 2l/s achieves policy half drain time requirements, therefore an increase in discharge rate would not be supported. The freeboard currently provided is inadequate. Just 21mm above the 1 in 100 year plus 40% cc urban creep event is insufficient. Please provide a minimum of 300mm freeboard above the 1 in 30 year plus 40%cc urban creep event, and 150mm above the 1 in 100 year plus 40% cc urban creep event.

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

From: Laura Gibbons

Sent: 22 March 2022 08:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Planning Consultation on: AL/141/21/RES

Engineers Further Comments on Surface Water Drainage

Thank you for re-consulting us. We have reviewed the further information, including the surveyed ditch levels. At discharge of conditions stage we will expect the freeboard between ditch bed level and outfall invert level to be maximised.

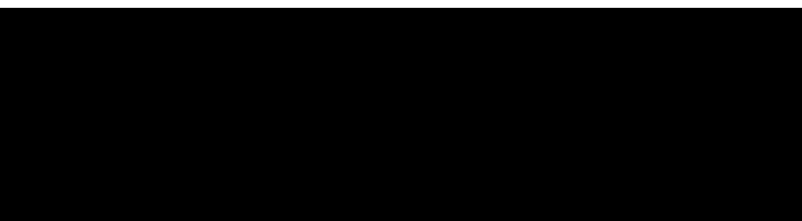
The proposals to culvert a long length of ditch to facilitate the new footpath along Lidsey road do not comply with WSCC culverting policy. We acknowledge that a culvert for the access will be required, but we will not accept proposals to culvert the entire frontage. We expect to see revised proposals for this footpath.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 01 March 2022 12:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: AL/141/21/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AL/141/21/RES
Registered: 20th December 2021
Site Address: Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU
Grid Reference: 493870 104003
Category: Plan Applicat'n
Description of Works: Approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale and landscaping for 5 No 4-bed dwellings, 14 No 3-bed dwellings & 19 No 2-bed dwellings. This site is in CIL Zone 3 and is CIL Liable as new dwellings.

I am able to inform you that I have received an amendment to the above application dated 1st March 2022 relating to:- Revised FRA & Drainage plus Letter Response

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **15th March 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON (ODD) 2018