

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

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

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

Sent: 06 April 2021 11:09

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

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

Subject: FW: Planning Consultation on: AL/20/21/PL

Engineers Comments Regarding Surface Water Drainage

A flood risk assessment has been submitted as part of this application. This includes details of the ground conditions and outlines drainage proposals for the site. Groundwater monitoring has been completed at this site, groundwater was found to be at or very near to surface level. We therefore agree that infiltration will not work on this site. The

surface water drainage strategy proposes the use of attenuated discharge to the eastern watercourse. This appears to be appropriate.

Given how high groundwater was found on this site we would like to see more details of the preliminary surface water drainage strategy at this time. I.e. more detailed plans that include proposed levels of tanks and basins, preliminary flotation calculations, and proposed levels of points of discharge to watercourses. This is required to demonstrate that a gravity surface water drainage system is implementable within the proposed site layout.

We note that several trees are proposed in close proximity to attenuation features. Please can the applicant supply a plan which shows the attenuation features and tree root potential areas.

We note that the proposals are to raise ground levels by circa 600mm. Please can the applicant provide further details of this, i.e. more detailed sections across the site. We need to ensure that ground raising proposals will not increase flood risk elsewhere and will not negatively impact upon existing watercourses.

The site is bounded to the west, north and east by ordinary watercourses. There is also a small section of ordinary watercourse to the south of the site. The proposed site layout appears to show additional crossings over the watercourse to the east of the site, land drainage consent will be required for this, the number of crossings should be kept as low as possible. We also note that there are visitor bays proposed very close to this eastern watercourse, and that numerous properties have fence lines in close proximity to the other ordinary watercourses. Improvements will be required to the bounding ordinary watercourses.

We therefore wish to **raise a holding objection** to this application. To overcome this holding objection the applicant should submit the following:

1. A layout plan which clearly shows at least a 3m buffer from the top of bank of watercourses to any fences, buildings, or structures.
2. Further details of the surface water drainage strategy. Including; more detailed plans that include proposed levels of tanks and basins, preliminary flotation calculations, and proposed levels of points of discharge to watercourses
3. A plan which shows the attenuation features and tree root potential areas.
4. Further details of proposed land raising.

Please re-consult us once this information has been provided.

However, if you are minded to approve this application prior to the supply of the above information then please ensure that our standard conditions PCENGD2, PCENGD3, PCENGD4, and ENGD1 are applied.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

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

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

Sent: 18 February 2021 10:21

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: AL/20/21/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AL/20/21/PL

Registered: 18th February 2021

Site Address: Land At Wings Nursery Lidsey Road Woodgate PO20 3SU

Grid Reference: 493715 104134

Description of Works: Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25th March 2021. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (CDB) 2020