

From: Laura Gibbons
Sent: 08 May 2018 13:14
To: Planning.Responses
Subject: RE: Planning Consultation on: AL/44/18/RES

Engineers comments in respect to surface water drainage:

Please apply standard condition ENGD4A and ENGD6A. Please also apply ENGD2A with alterations to remove the need for infiltration testing and groundwater monitoring, as infiltration has been established as infeasible.

- Full hydraulic calculations, green field run off details, catchment areas, detailed plans with dimensions of pipes and surface water attenuation tanks, construction details, etc. will be required.
- Is the ditch running to the east of the site proposed or existing? If it is existing, clearance and de-siltation will be required. If it is proposed, consent will be required, and network rail will need to be consulted with.
- Any culverting, alteration or proposed new ordinary watercourses will require land drainage consent from ourselves.
- The proposals appear to be abandoning numerous sections of ditch. Consent has not been gained to date, as far as I am aware. We will need to discuss this further, and if found to be acceptable, adequate compensation will be required due to the loss of storage/habitat. These ditches generally fill up from the backwater effects from Lidsey Rife/ Aldingbourne Rife, so it is very important that no storage is lost.
- Proposed surface water outfalls will require a minimum of 300mm between bed of watercourse and pipe outlet. Headwall details will need to be agreed.
- Has compensatory flood plain storage been agreed with the Environment Agency? Natural England would like to be consulted regarding this and the potential to incorporate habitat.
- We believe there is currently an issue in relation to the flood tunnels beneath the Felpham bypass, due to finished levels of the viaduct surface road running parallel to it, appearing to be too high. This may increase flood risk to any proposed development in the vicinity, including your site. It is advised that WSCC are engaged with to discuss possibilities for ensuring water can enter the flood relief tunnels at the correct level.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 03 May 2018 14:35
To: Land Drainage
Subject: Planning Consultation on: AL/44/18/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION AL/44/18/RES

NO:

Registered: 11th April
2018

Site Address: Oldlands Farm Steyning Way Bersted PO22 9NW

Grid Reference: 494384 101415

Description of Works: Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application) for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 07-JUN-18.

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

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.

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

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on

telephone number 01903 737619.

Regards
Planning Officer

consultee_email
