

From: Simon Davis

Sent: 22 June 2021 16:16

To: [REDACTED]

Subject: FW: Planning Consultation on: AL/59/21/DOC

Dear Philip,

Please see response below from our drainage engineer regarding the pre-commencement drainage conditions. I note that your submission consists of two plans with no other supporting information.

I therefore write to ask whether your client has the winter ground water and infiltration testing data as well as the necessary calculations/other items as required and can supply these to us so we can re-consult our Engineer. There is currently approx. 1 month left on this application to resolve these issues but we would need the information by the 5th July to allow time for re-consultation. If you do not have these then we will have to refuse the application and you will need to resubmit when you have the required items.

Please note that I acknowledge that the drainage design is based from the preliminary drainage scheme drawing provided with the application however, our drainage engineer comments at the time of the application stated that:

- Pumping is not sustainable and gravity options must be fully explored;
- The applicant should consider the significant use of permeable paving and other shallow features to convey and store water across the site, whilst minimising the use of pipework;
- Barratt David Wilson have recently undertaken works to the boundary ditch and installed a positive outfall from it into their onsite drainage system;
- The applicant should fully survey the ditch and its outfall, as this will impact any design;
- It may be necessary for the applicant to undertake further works to this ditch to reduce bed levels where possible, in order to aid a gravity solution;

Furthermore, we did not list the prelim drawing in the approved plans on the decision notice.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Laura Gibbons
Sent: 22 June 2021 13:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/59/21/DOC

Dear Simon,

Thank you for consulting us on this discharge of conditions application, we have the following comments. Due to the amount of information that is missing and the lack of policy compliance of the proposed scheme we would support a refusal of this application.

Condition 10- surface water drainage design

We note that it is proposed to pump surface water. This is not supported as per SuDS policy 3 of the adopted West Sussex Lead Local Flood Authority Policy on the management of surface water. The ditch system needs to be further investigated to determine the true invert level. A shallow gravity system must be fully explored.

The application is missing information such as calculations and testing results to support the design. Due to the amount of information that is missing and lack of policy compliance of the proposed scheme we would support a refusal of this application. We would strongly recommend that the applicant reviews and completes our surface water drainage checklist with a revised application, the checklist can be found here: [Supplementary Requirements for Surface Water Drainage Proposals | Arun District Council](#)

Condition 11- discharge of flows to watercourse

Further information on the existing ditch must be provided. Evidence of land drainage consent must also be supplied with this application. This information has not been provided.

Condition 12- maintenance and management of surface water drainage system

It is not possible to recommend discharge of this condition until the design has been agreed.