

I OBJECT to application **A/109/20/RES** for the following reasons.

1. The Applicant has failed to follow the 'Surface Water Drainage Proposals Checklist' required by Arun and Chichester District Councils.
2. Site levels are still to be agreed. Therefore it is not known whether "ground raising" will apply to the south eastern corner of the site, or what impact changes to ground levels will have on the performance of the proposed infiltration basin.
3. The "exceedance" solution must ensure that it does not increase risk of flooding south east of the site, or compromise the off-site flood remediation works being carried out by WSCC and APC as part of Operation Watershed.
4. The submitted Landscape and Site layout plans are interdependent so can not be considered yet as they may be subject to change once site levels and the site drainage solution and flood flow exceedance routes are confirmed and agreed.

I note the Applicants proposals for an infiltration basin in the south east corner of the site and share the Arun Engineer's concern about the adequacy of the Applicant's submitted proposals.

The site currently slopes from north to south towards the proposed basin. There is a steep planted embankment owned by WSCC immediately behind it that is part of the bridge over the A280 and marks the site boundary. The south eastern corner of the site drops down to the bypass. I am therefore particularly concerned that "exceedance" has not been calculated to show where the runoff from this part of the site will go if the infiltration basin fails to work properly. Living here I have seen how saturated that area appears to get at times.

The basin is sited close to the Ecclesden Lane/ A280 junction where there has been a history of flooding problems since the by-pass was built. If more thought had been given at the time to ground levels and where excess surface water from the footbridge over the A280 and the by-pass itself would go, appropriate engineering design and adequate culvert capacity would have prevented existing surface water flows from being made worse and increasing flooding in Ecclesden Lane.

This is currently being looked at by WSCC via Operation Watershed. This work must not be undermined by unplanned run-off as a result of the proposed development on the opposite side of the A280. Indeed, help in resolving the wider drainage problems surrounding the site, will help reduce flood risk overall.

The following photographs taken in February this year and submitted to WSCC are typical of the flooding at this junction whenever there is heavy rainfall.

Images taken 13th Feb 2020. Flooding occurred again on 5 March.



**Culvert under
A280 by-pass at
junction with
Ecclesden Lane**

It has insufficient capacity, so water backs up Ecclesden Lane in both directions. View looking south down Ecclesden Lane.



**A280 by-pass /
Ecclesden Lane
Junction**

Looking south showing ditch overflowing. Surface water can be seen flowing off the by-pass to the right.



**View from the
Junction looking
north.**

With nowhere to go, the ditch has backed up and overflowed as surface water continues to follow its normal route off the Downs.

**View from North Ecclesden Lane
looking towards the junction.**

The ditch (on the left) is fully submerged as surface water flows southwards towards the Culvert.



View from A280 Footbridge.

Shows surface water flowing down from the footbridge and the by-pass (to the right) and pooling at the junction.

