

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 25 September 2020 07:40

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

Subject: FW: A/109/20/RES Land South of Water Lane Angmering Approval of reserved matters following A/99/17/OUT

Rep

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From: Geoff Gibbs [REDACTED]

Sent: 24 September 2020 18:19

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Subject: A/109/20/RES Land South of Water Lane Angmering Approval of reserved matters following A/99/17/OUT

With regard to Planning Application A/109/20/RES further information and correspondence has become available since I submitted my representation.

There has been some publicity recently about flooding issues in Ecclesden Lane and Cow Lane possibly resulting from drainage problems associated with construction of the A280 some years ago. I believe the publicity is associated with an intention to fix the existing problems using a grant from the West Sussex County Council Watershed initiative.

This area is extremely close to the southeast corner of the Application site. Surface water management of this overall Application site seems to be in three parts by area. It appears the proposal for the southeast corner of the site is to infiltrate surface water into the ground, via a pond. While the site investigation report appears to confirm this to be feasible I have often noticed the area to appear saturated.

The wider area appears to be quite flat with, perhaps, the A280 a little elevated.

I am anxious, as are others, that this development, and the associated drainage proposal should not exacerbate these, already identified, problems and, if possible, reduce them.

I have found it extremely difficult to read the contour maps associated with this Application. I thought this might just be my problem as a member of the public. However, Laura Gibbons who provides comments on drainage and flooding matters has made similar comments. It does not have to be so. A revised FRA provided very recently on A/76/20 contains a contour map, which I am perfectly able to read on my home PC.

Arun District Council has an eminently sensible policy requiring an Applicant to submit 'Exceedance Flow Route Plans' for developments of more than five residential properties. The Applicant should provide these to offer some reassurance to those who live in the area to show where runoff will go if the infiltration pond is full.

The Applicant's agent has recently stated:-

'For clarification the Flood Risk Assessment (FRA) was approved at outline planning in its entirety. The FRA included a drainage strategy drawing, Sth-301-001 A, as well as a whole chapter on surface water drainage.'

I submitted a detailed representation at the Outline Application stage on A/99/17/OUT and today, checked your Decision, and now provide a snip of it below. I read this as being a Reserved Matter that the Applicant must satisfy at this stage.

A/99/17/OUT

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No development approved by this planning permission shall take place until such time as a detailed Flood Risk Assessment and surface water drainage strategy has been submitted to, and approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: According to the Environment Agency Flood Map for Planning, the proposed development is almost entirely within Flood Zone 1, apart from the most northerly part of the site where a very small section lies within Flood Zone 3, in accordance with Policy D DM1 and Policy W DM2 of the Arun Local Plan.

I have an ongoing interest as to whether the access to the site could be over an active control, flood retention embankment rather than a clear span bridge. This is, I believe, covered by A/110/20/RES and I will comment on that separately under that Application number.

There is a unique opportunity, for the major part of the site, for a solution that not only does not increase flood risk to others, but significantly reduces flood risk overall.

Under that Application, I have asked for sight of a readable copy of the Edenvale Young hydraulic model report but have not seen one. Please can I see one? Members of the public should be able to read documents posted on your website.

Geoff Gibbs

45 Chantryfield Road

ANGMERING

24 September 2020