

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

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 26 October 2021 13:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: A/188/21/DOC

Dear Michael,

Thank you for re-consulting us. We have the below comments, which are based upon our previous comments. We do not recommend discharge of condition 18, 19 or 21 at this time.

Discharge Rate

As previously stated, at no point did we recommend that the drainage strategy and accompanying information be listed as approved. If discharge is permitted which is based upon the developable area rather than positively drained area then it is possible that proposals will result in an increase in flood risk, and therefore that the development would fail to meet policy requirements. Water which is not positively drained will infiltrate or flow overland and therefore the total rate discharging from the site will be greater than the greenfield rate.

Attenuation Basin Constructability

The sketch provided does not clearly show batter extents. However, one of the sump locations is proposed within the proposed ditch extent. There is currently a culvert here. Furthermore, the additional fence line shown for excavation is shown the other side of the ordinary watercourse. As proposals currently stand it is apparent that it will not be possible to excavate the required depth here without bunding the watercourse and temporarily removing a significant length. This is unacceptable.

The method statement provided includes no details of the proposed batter. Assuming this will be a standard 1:3 it is apparent that there is inadequate room on site to construct proposals with just a batter. For example, proposals are

for the impermeable liner to be at circa 13.8m AOD, where existing ground levels are 21.5m. This means an excavation depth of 7.7m, which would require 23m horizontal distance, at most there appears to be approximately 12m available here (ignoring the culvert and 6m distance between batter bank and fence line). Further to the south of the basin, excavation depths of 6m are required, with distances of circa 10m available (ignoring the culvert and 6m distance between batter bank and fence line) for the required 18m horizontal distance.

The method statement identifies that at least 4 no. 6 inch pumps will be required to dewater the excavation 24/7. Even if these are silent, they will require generators which could cause a nuisance to nearby residents.

The maintenance manual identifies a reconstruction cost of £45,634. It is unclear how this cost has been achieved, an initial high level independent review using Spon's Civil Engineering and Highways works price book indicates a cost far in excess of this. Please provide a cost breakdown to justify the figure stated. The 100 year service life stated is also unsubstantiated.

It should also be noted that space constraints will be even greater in the future once the development has been constructed and the ordinary watercourse improved.

We therefore believe that the proposals as currently presented are not constructible and would place an unreasonable financial burden upon residents for future reconstruction.

Maintenance Manual

Please include details of the replacement of features at the end of their lifetime. I.e. please indicate lifetimes of elements and the requirements for replacement at the end of their life, e.g. design life of hydrobrakes, crates, impermeable membranes.

Within section 4- cellular storage tanks and attenuation basin details should also include the regular inspection of impermeable liners.

We query the construction cost stated for the attenuation basin.

We also note that an annual maintenance budget of 1% of the costs indicated is very low.

Please detail why riparian maintenance is required and include a plan showing riparian responsibility extent.

OWC Land Drainage Consent

Please supply evidence of land drainage consent.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



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

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

Sent: 26 October 2021 08:34

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

Subject: Planning Consultation on: A/188/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/188/21/DOC

Registered: 3rd September 2021

Site Address: Land at Dappers Lane Angmering Littlehampton

Description of Works: Approval of details reserved by condition imposed under ref A/76/20/PL relating to Condition Nos 17 - existing & proposed ground levels, 18 - surface water drainage, 19 - maintenance & management of surface water drainage, 21 - discharge flows to watercourses and 22 - foul drainage system

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **16th November 2021**.

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.

Yours sincerely

Michael Eastham

Planning Case Officer- Arun District Council

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Email: michael.eastham@arun.gov.uk

PLCOND00 (ODS) 2020