

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 January 2022 07:59
To: Planning Scanning
Subject: FW: Planning Consultation on: A/256/21/RES

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Laura Gibbons [REDACTED]
Sent: 04 January 2022 13:46
To: Planning.Responses [REDACTED]
Cc: David Easton [REDACTED]
Subject: RE: Planning Consultation on: A/256/21/RES

Engineers Comments Regarding Surface Water Drainage

The applicant has submitted a surface water drainage strategy. We would note that a separate future discharge of conditions application will be required to agree full surface water drainage details. We do NOT support discharge of drainage conditions at this stage.

We have the following comments on the information submitted to support this reserved matters application. These points should be resolved prior to determination of this application to evidence that there is sufficient room for surface water drainage within the proposed layout.

1. Please supply a buffer plan showing a minimum of 3m between the top of bank of watercourse and any features which will restrict access for maintenance. i.e. basins, buildings, fences, etc.
2. Please supply evidence that the connectivity of ditches has been fully explored. i.e. that watercourses have been cleared of vegetation and exploratory excavation at the ends of the watercourses to check for incoming and outgoing culverts.

3. Confirmation of whether urban creep has been applied to calculations is required. Please confirm and evidence this.
4. Two perpendicular cross sections per basin should be provided.
5. Flotation calculations should be supplied to evidence that it will be possible to deliver the basins as proposed and that their design will adequately consider the risk of floatation.
6. We note that a number of trees are proposed in close proximity to drainage features. Root potential areas must not conflict with surface water drainage features. Please supply tree root potential plans which also consider drainage features.

In summary, insufficient detail regarding the existing ordinary watercourse network has been supplied to support the proposed layout. We wish to raise a **holding objection** to this application. Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

Please re-consult us once further information has been supplied.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



[Redacted]

[Redacted]

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

From: Planning.Responses [Redacted]
Sent: 23 December 2021 14:19
To: Land Drainage [Redacted]
Subject: Planning Consultation on: A/256/21/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Approval of Reserved Matters Following Outline Approval

Application No: A/256/21/RES
Registered: 23rd December 2021
Site Address: Land North of Water Lane Angmering
Grid Reference: 507574 105146
Description of Works: Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 3rd February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Mr D Easton

Planning Officer- Arun District Council

[Redacted Signature]

[Redacted Stamp]