

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2019 08:53
To: Planning Scanning
Subject: FW: A/40/18/OUT

From: Michael Eastham
Sent: 26 June 2019 14:20
To: Planning.Responses [REDACTED]
Subject: FW: A/40/18/OUT

[REDACTED]

Thanks,

Michael

From: Laura Gibbons
Sent: 26 June 2019 14:06
To: Michael Eastham [REDACTED]
Subject: RE: A/40/18/OUT

Michael,

I have the following comments to the response from Angmering Parish Council:

1. I once again confirm that the proposed discharge points for surface water from the development are to ordinary watercourse and not main river. The classification of the black ditch watercourse as main river ends downstream of the application and the proposed discharge point. Ordinary watercourse land drainage consent will therefore need to be obtained from us under powers delegated from WSCC as Lead Local Flood Authority. Therefore, an environmental permit from the Environment Agency will not be required.
2. We are fully aware of the flooding that has occurred within Angmering village. We are of the firm belief that the development provides a significant opportunity to provide betterment in terms of flows from the site. The discharge rate from the site will be restricted to greenfield QBar. A large area of the site is currently hardstanding and it has been seen that significant water runs off of this area, the proposals will therefore be an improvement. The exact discharge rate that will be permitted is to be agreed, this is as a result of the potential change to proposed impermeable areas when a detailed layout is agreed. However, our policy is clear that this discharge rate should be equivalent to greenfield QBar for the proposed impermeable areas.
3. As stated previously this will result in flows for rainfall events in exceedance of the QBar event and less than the 1 in 100 year plus climate change event actually being less than the pre-development rates. To expand further on this point it is worth noting that the return period for flooding within Angmering is within this range and therefore the development will help to reduce flows through the village and the probability of flooding.
4. Concerns were raised by the Parish regarding changes in policy and climate change allowances and the wording of the proposed conditions. We will always demand that the latest policy requirements and climate change requirements are met at the time of application. For example if climate change allowances are increased at the time that the applicant applies to discharge conditions these allowances must be used in their proposals.
5. It should be noted that full winter groundwater monitoring and infiltration testing must be completed to enable discharge of the drainage conditions that are proposed to be imposed upon this application. If this detail is not provided before determination of a reserved matters application we will require that the

applicant submits a drainage strategy that demonstrates there is sufficient room for surface water drainage within the proposed layout, this would have to presume a worst case scenario of attenuation and groundwater at ground level and still acknowledge that infiltration solutions will be used where possible. This would enable the size of attenuation features to be determined and the wider layout to be agreed considering this. If this information was not provided at reserved matters stage we would object to the proposals. It is considered that this would be the appropriate time to provide such an objection if required as drainage is fundamental to the development layout (which is not the subject of this outline application).

6. Exact details of the proposals for the Angmering flood alleviation scheme cannot be provided at this time as this information is not within the public domain. However, I can confirm that the options being examined will not be negatively impacted by the proposed development, i.e. there is no conflict in land requirement. The development will also financially contribute to the flood alleviation scheme.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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Save the environment - think before you print.

From: Katie Herr [REDACTED]
Sent: 25 June 2019 11:24
To: Michael Eastham; Neil Crowther
Subject: A/40/18/OUT

Dear Michael and Neil,

Please see the attached letter in response to your email dated 21st June 2019.

I see that the response has been added to ADC website – will our letter also be added to the application?

Kind regards

Katie

Katie Herr
Clerk to Angmering Parish Council
[REDACTED]



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

