

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 13 November 2019 09:44
To: Planning Scanning
Subject: FW: A//55/19/PL

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, [Arun District Council](#) | Location: First floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Roger Spencer [REDACTED]
Sent: 12 November 2019 15:56
To: Richard Smith [REDACTED]; Planning.Responses [REDACTED]
Cc: Raymond Cooper [REDACTED]; Robert Clark [REDACTED]
Subject: RE: A//55/19/PL

Dear Richard,

I have looked at the file and the background information available for this area.

The condition was put on this application due to a specific surface water risk – the site is on a flow path from east to west – across Ham Manor Way towards Black Ditch, to the north-west. The 1in30 yr zone is within the 'red line' of the site but the 1 in 100 & 1 in 1000 zones are on the footprint of the building.

I note that you have March, September, October and November groundwater data. There has indeed been a lot of rain of late but it will take some time for that water to get into the system. I would like to see monitoring continue through to January when we would expect to see a peak in groundwater levels.

It is important to assess the groundwater levels, as this will guide further assessment (infiltration) that will then inform the disposal method/route (inc. the existing risk), so it fundamental to get this bit right. Robert Clark Associates are well versed in this process.

The monitoring requirement criterion is a generality across the District and we would normally take this forward unless there was a known flood risk that might affect your or others' property. This, unfortunately, this is one of those cases and it would appear that the risk would be to your property and not necessarily neighbours, so we are safeguarding your interests and those that may come after you and your daughter.

I realise that the condition may be putting time into your programme but we need to be satisfied that this risk has been adequately addressed.

Regards,

Roger

From: Richard Smith [REDACTED]
Sent: 12 November 2019 13:46
To: Roger Spencer [REDACTED]

Cc: Raymond Cooper [REDACTED] Robert Clark [REDACTED]
Subject: A//55/19/PL

Dear Roger,

Thank you for dealing with my application at Yeomans Horsham Road Littlehampton so promptly, we now have the planning consent.

Can you help me on another matter, I am building a house in Angmering for my daughter Katie which has a pre commencement condition to have a surface water drainage scheme approved by your department before development is commenced.

I have instructed Robert Clarke Associates to design and submit the surface water drainage scheme and Land Science Ltd are doing the water level monitoring and BRE365 tests.

As this development is for only 1 unit there is not a requirement according to the Arun local plan to do monitoring for the whole of the winter period. Would it be acceptable to you if a design was made using the March, September, October and November water monitoring information, we have recently had an incredible amount of rain on which to base the calculations.

Kind regards,

[REDACTED]

Richard B Smith

509 Hill Top
St James's Club
St Paul's
Antigua

[REDACTED]

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