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Sent: 13 October 2020 08:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application Reference A/76/20/PL Land at Dappers Lane Angmering

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From: Geoff Gibbs [REDACTED]
Sent: 12 October 2020 18:52
To: Planning <Planning@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Planning Application Reference A/76/20/PL Land at Dappers Lane Angmering

84 No. dwellings, public open space, play areas, associated infrastructure & landscaping. This application affects a Right of Way

I **object** to this Planning Application.

I wish to add to my Objection submitted on 6th July 2020.

On 28th July 2020, I was pleased to attend a Zoom conference with the Arun Planning Officer and Engineering staff regarding my drainage and flooding concerns. However, if anything, this strengthened my concerns about the poor condition of the existing surface water drainage system described as a culverted ordinary watercourse from the site to Arundel Road and the flooding risks posed to existing residents.

Two options have been proposed.

- To discharge runoff from the site to the existing culverted ordinary watercourse. Because of its location, it could prove a flood risk to others in the future.
- To construct a new ordinary watercourse north of, and parallel to, the existing culvert. It would appear from the documents that this is intended to be constructed as a culvert. The Flood and Water Management Act 2010 made some changes to the Land Drainage Act 1991 and I believe WSCC as the LLFA would be likely to oppose the culverting of this new watercourse.

Clarity is needed as to which option will be proposed. If it is the latter then it needs to be clear whether the LLFA would consent such a construction.

My main concern remains the potential this development has to increase flood risk to others.

Local residents along with myself can confirm that unmanaged runoff from this site has been a problem in the past. There was particularly serious flooding in 2002 when runoff from the site ran between bungalows on the north side of Garden Close onto Garden Close and into Chantryfield Road where I live. This is already an unacceptable exceedance route. The site is a 'green field' with virtually no artificial impermeable surfaces now.

Arun District Council's '*Surface Water Drainage Proposal Checklist*' states at paragraph 12 '*Unless specifically requested by the council's drainage engineers 'Exceedance Flow Route Plans are only required for developments of more than 5 residential properties or more than 0.5 ha of commercial development'*'. Eighty-four proposed dwellings are well in excess of the threshold of five properties requiring an '*Exceedance Flow Route Plan*'. An '*Exceedance Flow Route Plan*' had not been submitted at the time of my original representation and, although three months has passed, we still do not have an '*Exceedance Flow Route Plan*'.

Such an '*Exceedance Flow Route Plan*' is necessary to demonstrate the safety of those in Woodland Close, Garden Close, Pine Trees Close and Furzefield Close.

I believe also, that for the comfort of residents, the Application should have included full details of the drainage system downstream of where it reaches Arundel Road. It is unclear whether it connects with a system that reaches the Black Ditch via Palmer Road or Arundel Road.

Geoffrey M Gibbs

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12th October 2020