

Julie Strong

From: Simon Power
Sent: 23 June 2009 17:03
To: Planning.Responses
Cc: Claire Rodway; Brian Holland
Subject: RE: Planning Consultation on: BE/47/09/

[Engineers drainage comments:](#)

[Chalcroft Nursery & Associated Land, Chalcraft Lane, Bognor Regis - BE/47/09.](#)

The applicants Flood Risk Assessment states that there is a very high risk of groundwater flooding on this site. The Council's Strategic Flood Risk Assessment (SFRA) also confirms the High Groundwater Flood Risk as shown on map G1 of the SFRA. Any soakaway or SUDS infiltration system will need to be designed in accordance with BRE 365, and will require a minimum of 12 months groundwater monitoring to determine the highest position of the groundwater table on site, and then to build in a margin of safety to the base of any soakaway or SUDS infiltration system. The long term maintenance of any surface water disposal system will need to be considered and stating who or which organisation will take responsibility for the maintenance, and how it will be funded.

I recommend that the following condition is applied to this application in respect of the above concerns.

Planning Condition.

***Before the development is commenced,** details of the means of disposal of surface water drainage shall be submitted to and approved in writing by the local planning authority. The details shall include taking into account the level of the groundwater table, which must be monitored for a minimum period of twelve months, and details for the responsibility of the future maintenance arrangements of any proposed SUDS scheme supplied. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN9 of the Arun District Local Plan.*

Although the site boundaries may not include the drainage ditches, the land owner has Riparian responsibilities under the Land Drainage Act 1991, whereby they are responsible for maintaining the free passage of the water through the drainage ditches. Silt should be removed from the invert of the ditch, and any growth cut back on the ditch sides to allow water to pass, but not too short as to damage the natural habitat of the wildlife.

The developer must make clear arrangements for the future maintenance of the ditches, and into whose responsibility the Riparian responsibilities (i.e. land ownership) will be placed.

The Environment Agency should be consulted if the Developer proposes to discharge any flows into the drainage ditches.

SP
 23/06/09

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 17 June 2009 16:30
To: Simon Power
Subject: Planning Consultation on: BE/47/09/

To: Engineers (Fluvial Flooding)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: BE/47/09/

Registered: 09-JUN-09
Site Address: Chalcroft Nursery & Associated Land Chalcraft Lane Bognor Regis

Grid Reference: 491756-100535

Category: Plan Applicat'n

Description of Works: Outline Application for the demolition of all existing buildings and redevelopment of the site with up to 70 dwellings (up to 28 Affordable), public open space and strategic landscaping.

Departure from the Development Plan

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

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

Should you have any comments to make, these should be sent by replying to this email by 16-JUL-09. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website.

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

The officer dealing with this application is Mrs C Rodway who can be contacted on telephone number 01903 73776.

Thanking you in anticipation

Regards

consultee_email

To: **Engineers (Fluvial Flooding)**

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