

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 February 2021 10:35
To: Planning Scanning
Subject: FW: Planning Consultation on: CM/53/20/PL

Amanda Scholes

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E: amanda.scholes@arun.gov.uk



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 16 February 2021 17:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: CM/53/20/PL

Please scan as a consultee response

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 16 February 2021 14:51
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/53/20/PL

Hi Anita,

Thank you for the clarification regarding the right to connect into the drainage at Scyld. On a basic level this could overcome my objection and I could request the application of standard condition PCENG2 and PCENG4.

However, as the drainage system will be dependent upon spare capacity within the Scyld drainage network there is a risk that the applicant would not be able to discharge these conditions.

Scyld currently have an application to discharge their surface water drainage conditions on file (CM/2/21/DOC), this application is being considered on its own merit and is not currently recommended for approval. (Pending updates to the drawings and calculations). Laura Gibbons who provided the consultation for CM/2/21/DOC has confirmed that at present there is no additional capacity in that system to take the additional flows from Wren Cottage.

If Scyld have their DOC application approved, then in order for Wren to discharge their own conditions (should you approve the application) they will have to prove that there is enough capacity within the Scyld system to take the additional surface water flow from their site. Even if they attenuate volumes in lined tanks on their own site, they will still have an additional 1-2l/s (depending on design and approval) entering the Scyld system which will not be accounted for in their design. If the Scyld system does not account for this additional flow in their calculations, then despite the agreement to connection to the drainage system on their part, we would likely recommend refusal of any drainage system that causes additional flow into a system that is already designed to capacity as the design would result in an increased flood risk.

As this is a private surface water system, Scyld will have no legal responsibility to provide the additional capacity that Wren will require. If this capacity is not provided then Wren's permission would be invalid as they would be unable to discharge their conditions.

Despite these comments, it is likely that if these two sites work together they will be able to find a solution to be able to safely drain both sites. However, it will require cooperation between the two and consideration of the drainage strategy for Wren in the DOC for Scyld, despite this being in excess of the requirements for the site. In essence, for the system to work, Scyld will have to overdesign their system and then Wren utilise this spare capacity later, how Wren compensate Scyld for this is another matter that they will need to agree.

There are a lot of ifs and buts and uncertainty in this solution. If the applicant and the LPA are happy to proceed despite this risk then I will have no objection. But it should be acknowledged that there is a realistic possibility that if approved, the applicant will not be able to discharge PCENG2 without the full cooperation of the owners of Scyld.

I hope this is clear, please do not hesitate to contact me if you would like any further clarification on our position.

Kind Regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815
E: sarah.burrow@arun.gov.uk



Whilst national restrictions are in place I will be working flexibly between the hours of 8am and 8pm. I appreciate your patience if I am slower than usual to respond. Equally I understand that you may be facing similar challenges and varying work patterns and will not be expecting immediate responses to my e-mails.

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 16 February 2021 13:41

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Sarah,

The agent has advised that the application site benefits from rights to connect into the drainage at Scyld and that these rights were secured when the right of access to the application site across land at Scyld was agreed.

Is this sufficient proof for you to withdraw your objection?

Thanks

Anita

Anita Gardner
Principal Planning Officer,
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From: Kerry Simmons [REDACTED]

Sent: 15 February 2021 14:54

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: Planning Consultation on: CM/53/20/PL

Hi Anita,

I am emailing to update you on our progress in responding to the queries that have been raised on the above application.

Drainage: we have liaised with our client and the drainage engineer and they have confirmed that the application site benefits from rights to connect into the drainage at Scyld and that these rights were secured when the right of access to the application site across land at Scyld was agreed. We trust this clarification is sufficient for the Council's Drainage Engineer's purpose.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 February 2021 16:42
To: Kerry Simmons [REDACTED]
Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Kerry,

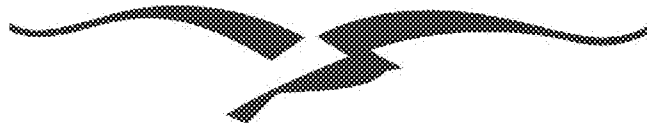
I have spoken to our drainage engineer and there is an issue that any drainage is likely to be dependant on the adjacent site Scyld and it is not clear from the details submitted that the developers of that site would be willing to allow your client the opportunity to utilise any drainage agreed for their site. It seems unlikely that this can be resolved quickly so I would suggest that the application is withdrawn to allow time for discussion between the relevant parties. The application expires tomorrow so I would be willing to agree to an EOT until 18-02-2021 to allow you time to discuss with your client, but this would need to be agreed with you by return. If the identified tree, drainage and plot position issues can't be resolved in the short term the application is likely to be refused.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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From: Anita Gardner
Sent: 09 February 2021 12:32
To: [REDACTED]
Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Kerry,

Engineer's response has now been received. Please see below. Can you let me know how it is proposed to drain the site in a worst case/no infiltration scenario? If this information can't be provided within the next 14 days it may be best to withdraw the application and resubmit at a later date when all details are available.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 09 February 2021 12:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/53/20/PL

Engineers Comments Regarding Surface Water Drainage

At this stage no serious consideration has been given as to how to drain surface water from the site. Within the Flooding and Drainage Statement the applicant states that they are happy for this to be dealt with via condition, understanding the necessity for winter groundwater monitoring and infiltration testing. The applicant expects to drain the site via soakaways in the property gardens, or in shallow soakaways and permeable paving if groundwater is evidenced at shallow depth.

Ground investigation results from neighbouring sites evidence that infiltration is highly unlikely to be suitable at this location due to the presence of high groundwater (0.3mbgl). Therefore, a connection to the watercourse along Horsemere Green Lane is likely to be required. It is unclear how this will be possible as the site is land locked and the shallow falls across the site to the watercourse. We note that the site access is via the proposed development at Scyld. We would therefore suggest that the two sites will require a drainage scheme that works together, however the drainage scheme for Scyld as it currently stands would not have capacity to drain any additional water.

Therefore I wish to lodge a holding objection to this application.

To overcome our holding objection we request that the applicant submits details of how they propose to drain the site in a worst case/no infiltration scenario. If this information is not provided prior to determination it is likely that the layout will unduly bias the design of surface water drainage and could result in flooding being increased elsewhere.

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