

Rebecca Payne

From: Daun Johnson on behalf of Planning.Responses
Sent: 23 October 2013 16:21
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on EG/53/13/DOC

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From: Thomas Callaway
Sent: 23 October 2013 16:07
To: Planning.Responses
Cc: 'CMCLEOD@environment-agency.gov.uk'; Paul Cann
Subject: RE: Planning Consultation on EG/53/13/DOC

We are unable to recommend the discharge of condition 16.

The surface water drainage strategy does not consider the use of infiltration structures, and no extended winter groundwater monitoring or winter percolation testing results have been submitted. Six months of monitoring (October to March) are required before a drainage strategy can be agreed. Infiltration must first be investigated before a discharge to the watercourse can be considered.

The proposed land drain on the eastern boundary should be contained within a geotextile wrapped 600mm wide trench, and the level of the pipe should be below the lowest ground level (if feasible) of the adjoining property to the east, which suffers groundwater flooding.

The existing pond to the south should be cleared of silt and debris (the ditches either side have been cleared to a large degree by the adjoining landowner). Suitable permanent vehicular access will be required to the pond to enable future maintenance to be undertaken by those responsible. Please note that the pond may be a habitat for non-protected/protected species. The Environment Agency may wish to advise this matter, and also the suitability of treated foul water entering the system here.

We are unable to recommend the discharge of condition 17.

Until such time that the drainage strategy has been agreed, it will not be possible to agree any discharge of surface water to the ditch system. As discussed above, it would be expected that all efforts to dispose of surface water through infiltration must be investigated first.

A further application for the discharge of condition 18 should consider the future management of any proposed infiltration structures and ponds. For condition 19 it should be shown that suitable access is provided to enable future maintenance of the pond from the development side.

Regards

Tom Callaway

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 23 October 2013 09:35
To: Thomas Callaway
Subject: Planning Consultation on EG/53/13/DOC

To: **Engineers (Fluvial Flooding)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **EG/53/13/DOC**
NO:

Registered: 02-OCT-13
Site Address: Former Brooks Nursery Eastergate PO22 0ED

Description of Works: Application for approval of details reserved by conditions 3, 5, 7, 8, 9, 10, 13, 15, 16, 17, 25, and 28, following a grant of planning permission EG/29/13.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 6th November 2013.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

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 Mr P Cleveland who can be contacted on telephone number 01903 737631.

Thanking you in anticipation

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