

From: Laura Gibbons
Sent: 30 January 2019 10:46
To: Planning.Responses
Cc: Andrew Wood
Subject: RE: Planning Consultation on: FG/220/18/PL

Engineers Comments Regarding Flood Risk and Surface Water Drainage
Based on the information supplied to date we object to this application.

The proposal is to "reshape the pond" and construct a property at its location. From comparing proposed block plans to our mapping it looks like the property will be located in the immediate vicinity of the pond, with encroachment into it, and significant works around it. Insufficient easement is achievable to the pond with the layout as proposed. There is also limited space for surface water drainage features to be implemented to ensure surface water discharge is not increased.

We believe the pond which is currently within the garden of Elm Lodge is interconnected to the Land Drainage system. There is a ditch network one side, and a culverted network to the other. Previous investigations identified that water in Sark Gardens drains into the pond. Historic flooding has occurred within Sark Gardens, the pond itself is also at high risk of surface water flooding.

Any proposals to alter the pond or infill it will likely disconnect the land drainage system (contrary to the Land Drainage Act 1991) and would likely increase flood risk elsewhere. The likely increase in flood risk is threefold; lack of connectivity, lack of capacity resulting in surface water being displaced elsewhere, increase in surface water runoff as a result of the proposed impermeable areas.

To summarise the proposals are not in line with the ADC policy, ADC byelaws, NPPF, or the Land Drainage Act and we therefore object to them.

If however, you decide to go against our recommendation please apply ENGD2B, ENGD4A, ENGD6A.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 21 December 2018 12:18
To: Land Drainage
Subject: Planning Consultation on: FG/220/18/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION **FG/220/18/PL**

NO:

Registered: 18th December
2018

Site Address: Land adjacent to Elm Lodge Tamarisk Way Ferring BN12 5ER

Grid Reference: 509834 102037

Description of Works: Erection 1 No. dwelling with integral garage.

The Council have received the above 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 31-JAN-19.

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 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 application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Andrew Wood who can be contacted on telephone number 01903 737768.

Regards
Planning Officer

consultee_email
