

From: Laura Gibbons
Sent: 30 May 2019 11:32
To: Planning.Responses
Cc: Michael Eastham
Subject: RE: Planning Consultation on: FP/103/19/PL

Engineers Comments Regarding Flood Risk and Surface Water Drainage

Flood risk- areas of the site are within flood zone 2 and 3. It is clear that land raising has occurred to date and is proposed as part of this application. The Environment Agency should be consulted.

Surface water drainage- the proposals are in close proximity to an ordinary watercourse, 3m easement should be maintained. We would like to see permeable surfaces used as much as possible.

If you are minded to approve this application please apply the following condition:

PCENG03

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

INFORM02

Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

Regards,

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



From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 07 May 2019 16:06

To: Land Drainage

Subject: Planning Consultation on: FP/103/19/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 FP/103/19/PL

NO:

Registered: 29th April 2019

Site Address: Land North of Felpham Felpham

Grid Reference:

Description of Works: Amendment to Planning Reference Y/68/09 to replace sports pitch with a public amenity area

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 07-JUN-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 Michael Eastham who can be contacted on telephone number 01903 737772.

Regards

Planning Officer

consultee_email
