

From: Simon Davis
Sent: 03 October 2018 15:21
To: 'Clerk'
Subject: RE: FP/171/18/PL

Dear Clerk,

Please find attached a letter from the applicant for FP/171/18/PL responding to the Parish Council comments together with revised drainage documents. The applicant has requested that I forward these to you for further consideration.

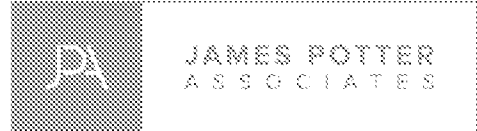
Kind Regards

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Save the environment - think before you print.



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02 October 2018

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Felpham Community Hall
Meaden Way
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West Sussex
PO22 8FA

Sent via Simon Davis of ADC.

Dear Sir/Madam,

Planning application reference FP/171/18/PL - Drainage queries.

Dear Sir/Madam,

I note the correspondence on the file from Felpham Parish Council on the above application concerning drainage and utilities. I apologise it has taken some time to formally write and address your concerns. In recent weeks the drainage engineers for this project, MJA Consulting, has been in dialogue with the Arun District Council Drainage Engineer to deliver a drainage scheme that is acceptable.

I have attached a copy of the latest drainage scheme and drainage statement which have now been formally issued to ADC for its consideration. I would re-iterate the drainage engineer has agreed the principle of this design.

I trust the drainage statement provides answers to your queries but I do recognise there were some issues that have not been covered by the drainage statement which I have the following comments to make:

Tree removal and concerns of drainage

Tree removal does not affect the proposed drainage scheme which is a positive drainage scheme, meaning the drainage proposal manages surface water run off and discharge. Currently the application site has uncontrolled surface water run off. The drainage proposal for the site will collect the surface water for the site and control the rate of discharge away from the neighbouring development, thereby significantly receding flood risk to nearby properties.

Water Pressure

Water pressure is an issue for the water company and cannot be influenced by this proposal and is not an issue that can be taken into account during the determination of this planning application. Notwithstanding this, the addition of the proposed 18 units will have a negligible impact on water pressure of the water supply. There is no way of knowing whether the water issues are a site wide issue or at particular properties. Issues within specific properties could

be due to the plumbing of that property. It is also not uncommon to find low water pressure at peak times of the day which are an industry wide accepted occurrence.

Concerns that main drains has overflowed requiring a lorry to remove access

Unfortunately I am unable to comment on this without ascertaining the specific details of this issue. Notwithstanding this, this is an issue to be dealt with under the Water Act (section 106) though a formal application to connect to the sewer and is not dealt with under the Planning Act.

I trust the above is of assistance but should you have any queries, please don't hesitate to contact me on the above details or email at [REDACTED]

Yours sincerely,

[REDACTED]

James Potter
Director

For and on behalf of James Potter Associates