

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2020 10:07
To: Planning Scanning
Subject: FW: Planning Consultation on: FP/212/20/OUT
Attachments: ftj02tawpiinwyh4ql24anqx_1.pdf

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 November 2020 15:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: FP/212/20/OUT

Comments in respect to fluvial/surface water flood risk

The Summerley estate has a history of flooding issues, due to a combination of groundwater, surface water, fluvial and foul water flows, either acting independently or in combination. In June 2012, The Loop suffered quite extensive flooding along the line of the ditch system ie. Within the rear gardens of properties. I enclose a copy of our drainage records showing this ditch system, overlaid with surface water flood mapping (shaded) which gives an indication of the areas prone to possible flooding, however, the true extent would need to be verified through onsite and desktop investigations.

The ditch system in The Loop is fragmented with certain ditches infilled. These ditches were also partially utilised as part of surface drainage solution for the Jacken Close development. The pond at the rear of no.6 The Loop is an integral part of this drainage system.

The ditch system used to discharge direct to sea through the land now being considered for development and this is indicated on our plans, however, this was partly abandoned and an overflow pipe installed from the pond at no.6, into Jacken Close where there is an outfall pipe to sea. You will note that the proposed dwelling is directly over this former ditch line. This area may be prone to fluvial/surface water flooding or risk, and therefore provide essential flood storage during such events. As a result of the known history and the current lack of a flood risk assessment, we

have no option but to assume that there could be a risk of potential displacement of flood water by the proposed dwelling and any proposed ground raising. This could therefore result in increased flood risk.

At this stage, I would like to register **AN OBJECTION**. To overcome this objection, the applicant will need to prove that flood risk is not increased as a result of this development. However, If you are minded to approve the application, then a suitable pre commencement condition will need to be applied. Please note that it may not be possible to discharge this condition, as this is fully dependent on the outcome of a suitable flood risk assessment and any proposed mitigation measures.

The landowner should also note that maintenance works are known to be required to the pond at the rear of no.6 The Loop, in order to restore its capacity and improve its operation. This is their riparian responsibility. The owner is advised to make contact with myself so we can agree the necessary works.

Comments in respect to surface water drainage

In terms of surface water disposal, the applicant will need to implement a sustainable drainage system, firstly investigating shallow infiltration into the ground. The applicant should note that groundwater levels here are fairly high and influenced by the tide. This will impact any drainage design and therefore needs to be carefully considered. Please note that a groundwater monitoring borehole currently exists in The Loop. The applicant is strongly advised to contact us to discuss our requirements.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG D2

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

INFORM D

“Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate

groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

PCENG D3

"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.

And the accompanying informative:

INFORM D2

"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."

Foul Drainage

Southern Water should be consulted regarding foul water drainage and the ongoing foul flooding issues within the estate.

My fellow coastal engineers will respond separately in respect to sea defences/coastal flood risk.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

T: 01903 737819

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From: Planning.Responses

Sent: Monday, November 2, 2020 1:33:35 PM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage

Subject: Planning Consultation on: FP/212/20/OUT

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: FP/212/20/OUT

Registered: 28th October 2020

Site Address: Pipers Croft 6 The Loop Felpham PO22 7ND

Grid Reference: 496339 99655

Description of Works: Outline application with all matters reserved for 1 No. 4 bed detached dwelling.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 3rd December 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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

<https://www.arun.gov.uk/development-plan> as can the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

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Email: maria.tomalova@arun.gov.uk

PLCONSULT (ODE) 2020

Arun District Council Maps



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