

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 March 2021 14:12
To: Planning Scanning
Subject: FW: Planning Consultation on: F/4/20/OUT

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 16 March 2021 15:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: F/4/20/OUT

Engineers Comments Regarding Surface Water Drainage

Thank you for re-consulting us.

The information submitted does not address our comments from 08/04/20 or 13/01/21. For example, the masterplan document states "In the southern area some limited ground remodelling is required due to the current height of the water table and topography. Therefore, we utilised the opportunity to redirect the surface water towards the area that is affected by odour issues, making the most efficient use of this otherwise non developable land". Drainage should not be moved around to fit in to space that cannot be used for housebuilding.

The proposals for attenuation and pumping of this area of the development do not comply with adopted WSCC policy for the management of surface water, specifically policy 3- mimic natural flows and drainage flow paths. No evidence has been submitted to show why compliance with this policy requirement cannot be achieved. The natural catchment appears to indicate this area should drain toward the watercourses under Yapton Road. We do not support drainage proposals which do not follow existing catchments or look to utilise pumping.

Clear existing catchment boundaries along with calculations for existing greenfield runoff rates for these catchments should be provided. Where it is demonstrated that infiltration is not possible we will expect to see discharges following these natural catchments. Infiltration should be used to it's maximum potential. There are areas within the regions proposed for attenuation that appear to have ground conditions which would permit the use of infiltration.

We note that the northern infiltration basin is proposed to have a base level of 2.45mAOD. There are two equidistant monitoring points from the proposed basin location, one of these recorded groundwater at 3.053m AOD. The proposed basin level therefore appears to be too low, without further evidence to the contrary. This will impact upon the upstream network, and may mean that a larger basin plan area is required. Groundwater monitoring at the location of proposed features will be required.

The development layout should not be agreed until such a time that there is a workable and substantially agreed surface water drainage scheme.

We also wish to raise our support for the concerns raised by Southern Water on the 20th January and the Environmental Health Officer. We do not believe the development proposals give adequate consideration to the future operation of the treatment works. It is highly likely that the treatment works will need to be expanded.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 22 February 2021 11:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: F/4/20/OUT

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: F/4/20/OUT
Registered: 25th February 2020
Site Address: Land at Ford Airfield Ford
Grid Reference: 499204 102967
Category: Plan App with EIA
Description of Works: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

I am able to inform you that I have received an amendment to the above application dated 22nd February 2021 relating to:- New plans and amended

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **13th March 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

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