

Charlotte Burrows

From: Simon Power
Sent: 21 August 2008 12:15
To: Planning.Responses; Brian Banister
Cc: Brian Holland
Subject: RE: Please find attached amendment on planning application Ref: LU/517/04/

Dear Brian,

Engineers response in respect of drainage matters as discussed.

I concur with the conditions requested by the EA and SWS Ltd. In addition I have the following concerns with regard to drainage on this site as follows;

Surface Water Disposal.

A proposed method of surface water disposal has not been provided by the applicant in the submission for Full Planning Application dated 15th Dec 2006. Therefore, full design details and supporting calculations of any proposed method of disposal of surface water will be required, and to be approved by the Councils Engineers prior to commencement of any works on site.

Options for the disposal of surface water from this site, appear to be very limited due to the following circumstances;

1. A very shallow groundwater table.
2. Existing ground known previously to have been contaminated.
3. The site is situated directly over a Minor Aquifer overlaying a Major Aquifer.
4. There is Insufficient capacity in the available public combined sewerage system to accommodate any additional flows.
5. It is possible to request an upgrade of the existing sewerage infrastructure from Southern Water Services Ltd, but will require time to request and install.

Therefore it is unlikely that soakaways would be feasible on this site, and as a method of disposal would unlikely to be approved. Should the option to upgrade the existing sewerage infrastructure be taken, (as item 5 above) consideration of any time required to request and implement such works must be built into any project or scheme program, so that the full approval of ADC Engineers can be sought, and subject to approval the additional capacity in the sewerage system provided prior to commencement of any work on site.

Foul Water Disposal.

Due to the lack of capacity in the public sewerage system, Southern Water's consultation responses dated 16th Jan 2007 & 24th July 2008, explains the options available to the applicant.

I am not sure how best to Condition the above issues which I am concerned about, over and above those requested by the EA & SWS Ltd. Please contact me if you think it would be worthwhile having a few more words on the matter. I will be away on leave from Tues 26th until Fri 29th Aug, returning on Mon Sept 1st.

Regards
Simon

26/08/2008

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 07 August 2008 11:30
To: Simon Power
Subject: Please find attached amendment on planning application Ref: LU/517/04/

To: **Engineers (Fluvial Flooding)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

APPLICATION NO:	LU/517/04/
Registered:	10-DEC-04
Site Address:	Former Littlehampton Indoor Market 26-30 Surrey Street Littlehampton
Grid Reference:	02666-02070
Category:	Plan Applicat'n
Description of Works:	Mixed use development with part retail use to ground floor and 37 No. one bedroom flats and 25 No. two bedroom flats to part of ground/upper floors with public and private hard and soft landscape areas.

I am able to inform you that I have received an amendment to the above application dated 1st July 2008 relating to:- Substitute plans & amended description together with amended numb units, layout, height and design.

If you should wish to make further representations as a result of this amendment you should do so by replying to this email by 26th August 2008.

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

The officer dealing with this application is Mr B Banister who can be contacted on telephone number Direct Dial: 01903 737784.

Thanking you in anticipation

Planning Case Officer

pmac21_email
