

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Zac Ellwood <Zac.Ellwood@arun.gov.uk>
Sent: Tuesday, January 2, 2024 11:04 AM
To: [REDACTED]
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Application M/130/21/DOC

Dear Joe

Thank you for your email of 21 December on behalf of Middleton-on-Sea Parish Council concerning planning for the property at 8 Manor Way.

You are quite correct that the surface water details were submitted under an application to discharge a condition (M/130/21/DOC), and that we do not invite comments from third parties in respect of such applications. I have, however, looked at this application approved back in October 2021, and can confirm that it was accompanied by detailed information setting out how surface

water drainage from the development would be achieved and managed, including the following documents:

- Technical Note
- Surface Water Plan
- Construction Details Drawing – including provision of an impermeable membrane
- Drainage Maintenance Manual

The submitted details were reviewed and commented on by the Council's Drainage Engineers and, in fact, the drainage design was amended at the time to address their initial concerns through the inclusion of a permeable membrane to the sides of the rear garden ground floor terrace, to ensure that water does not travel through the sides of this raised area and infiltrates through the bottom only. In making their observations it had been clear to our Engineers from the Technical Note that the proposed development would discharge all surface water from the roof of the property into the beach shingles located at the rear of the site. This approach was not raised as a concern by them. Furthermore, para 4.3.1 of the Technical Note confirms that foul water from the site will discharge by gravity to the public foul sewer located beneath Manor Way via the existing connection. Accordingly, there is no intention for foul water from the development to be discharged to the beach and the Council's Engineers are satisfied that the proposed SW drainage is fit for purpose.

The Parish Council will appreciate that Arun DC does not have the resources to proactively monitor this site/application. However, should, in the future, the Parish or any individual have genuine concerns/evidence that foul sewerage is actually being discharged in this manner, we would ask that an enforcement complaint be submitted, and the matter will be investigated. The form can be found at the link below:

[Report a breach of planning regulations | Arun District Council](#)

Kind regards

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From: MOS Parish Council [REDACTED]
Sent: Thursday, December 21, 2023 1:16 PM
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application M/130/21

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Hi

This application relates to Condition 3 under original planning application M/86/20 for 8 Manor Way Elmer Middleton-on-Sea. Planning application M/130/21 advised ADC how condition 3 would be undertaken to get approval and it was approved by ADC. The Parish Council did not receive planning application M/130/21 on its weekly parish list as it is a condition to be approved and it would appear that Parish Councils cannot comment on it.

Recently a number of residents have raised concerns with regard to how Condition 3 was approved to allow surface water to be pumped onto the beach and are concerned that this has set a precedent for future planning applications. Recently with the flooding in the parish which has affected the Elmer Sands estate where the applicant lives has not only seen serious flooding but also overflows of sewerage in this area.

How can the approved application M/130/21 be monitored in that only surface water is pumped onto the beach and not sewerage within the pump which will contaminate the beach. Can you please advise what safety precautions are in place so that only surface water is pumped onto the beach and that this is not contaminated in any way.

Regards

Joe Lake
Parish Clerk
Middleton-on-Sea Parish Council

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