



Dear Raymond,

Thank you for consulting us regarding condition 6. There are several sections of the design code that concern us. These are as follows:

- Section 2 states that they propose to make "subtle alterations to the topography". We wish to state that natural catchments must be followed, and land raising should be kept to a minimum. All existing flow paths must be maintained.
- Section 5 states that boulders will be strategically placed along the watercourse to provide informal play opportunities. This is not appropriate. No boulders should be placed within or directly adjacent to the watercourse. These would likely result in impediments to flow, local increases in erosion and a health and safety hazard.
- It is stated that swales and basins will be predominantly dry, and these areas are included within the public open space. Without further detail it is not possible to say whether this statement will be true and we would advise that all surface water features are treated as wet and not utilisable open spaces until proved otherwise.
- There are statements within the document where it is evident the proposal is to encourage children to play in features designed for water. This will have to be very carefully reviewed.

Therefore, we would like to see revisions made to the document.

We would like to take this opportunity to remind the applicant of the following:

1. That a minimum of a 3m buffer to watercourses must be provided. 3m should be measured between the top of bank of watercourse and any feature that will restrict access.
2. Any proposals to alter watercourses will require consent.
3. Further winter infiltration testing and winter groundwater monitoring is required.
4. If attenuation is required natural catchments must be followed, with flows restricted to greenfield 1 year rates for all events up to and including the 1 in 100 year plus climate change event.
5. Sufficient detail will be required at reserved matters stage to demonstrate that there is adequate provision for surface water drainage within the proposed layout.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils



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Adur and Worthing Councils are working in partnership with Arun District Council





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