

**From:** Simon Davis

**Sent:** 30 August 2019 14:24

**Subject:** FW: Planning Consultation on: P/70/19/RES

Dear Adrian,

Please see below comments from our Drainage Advisor. Please can you respond (or you may wish to have your drainage consultant liaise directly with Laura).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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**From:** Laura Gibbons <[Laura.Gibbons@arun.gov.uk](mailto:Laura.Gibbons@arun.gov.uk)>

**Sent:** 28 August 2019 15:03

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Subject:** RE: Planning Consultation on: P/70/19/RES

Engineers Comments Regarding Surface Water Drainage

**I object to the current proposals, insufficient detail has been submitted to date to evidence that there is sufficient space for surface water drainage and that the development will not increase flows and flood risk.**

The proposed layout includes proposals for numerous accessways over the watercourse immediately to the north of Summer Lane. We have significant concerns regarding these proposals due to the risk of blockage, loss of habitat, loss of capacity and increased difficulties with maintenance. ADC has a no culverting policy.

We are aware that significant works have been completed to the watercourse to the north of the site. These works have left the watercourse in a poor condition, with steep banks, deep pools and undermining of headwalls. Corrective works will have to be completed, the exact details of these must be agreed with us prior to work being completed.

It is unclear what the proposals are for the culverted watercourse to the north west of the site. Please can this be clarified. Further survey should be completed to determine if there are any further connections into the watercourse.

Groundwater was found at very shallow depths across the site and infiltration testing also failed. Therefore, it is accepted that infiltration is not a viable solution for surface water drainage disposal.

The proposals are to take water from the adjacent development through the on site SuDS, using weirs as overflows to allow for this flow. It is unclear how it will be ensured that the development does not increase flows to the watercourse. Proposing a weir for the discharge from the adjacent site is an oversimplification of the situation. In reality there will be a base flow through the watercourse from the adjacent site, surface water from the site will then also discharge into the SuDS. Water from the two sources will both be within the SuDS and therefore water from the site itself will also utilise the weirs in significant rainfall events and therefore not be controlled up to and including the 1 in 100 year plus climate change event as required and stated. I will provide a further review of calculations once this significant issues has been resolved.

It is unclear whether the details submitted take into account the requirement for lining the basins to ensure there is sufficient free volume for surface water. This should be considered at this stage due to the potential knock on impacts of stabilising rocks and or soil etc. upon free volume and area required for attenuation features.

It should also be noted that the proposed surface water drainage scheme conflicts with the proposed ecological mitigation for water voles. Within the mitigation strategy it is stated that new habitat will be created for water voles through the on-site SuDS. However, the SuDS will need to be lined and their connectivity to the wider watercourse area will be significantly limited by the presence of flow control devices. It is also unlikely that water will be contained within these areas throughout the year. It may be that further advice is required both from the applicants ecologist and CDC's ecologist.

Regards,

Laura Gibbons, MEng, GMICE  
Engineer (Drainage & Coastal)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:** 09 August 2019 14:52

**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>

**Subject:** Planning Consultation on: P/70/19/RES

**To: Engineers (Drainage)**

## **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**The Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

**Approval of Reserved Matters Following Outline Approval**

**APPLICATION NO: P/70/19/RES**

**Registered: 9th August 2019**

**Site Address:** Land North of Summer Lane Pagham PO21 4NG

**Grid Reference:** 488890 98477

**Description of Works:** Approval of reserved matters following outline consent P/58/15/OUT for 90 No. dwellings.  
Also seeking to address the terms of planning conditions 6 (Phasing), 8 (ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials)

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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

**Should you have any comments to make, these should be sent by replying to this email by 13-SEP-19.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**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.**

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

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: [www.planningportal.gov.uk/planning/appeals/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards  
Planning Officer

consultee\_email

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