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SITE NAME: Summer Lane, Pagham
REPORT NAME: Inspection of watercourse along northern boundary
DATE: 02/12/2019
REF: DSM/E4761/17564

Introduction

This technical note has been produced to provide an initial appraisal and summary of observations made on the existing watercourse, which runs along the northern boundary of the site, during a site visit on the 10th September 2019

Background and Context

An existing ditch runs along the northern extent of the proposed development north of Summer Lane in Pagham.

Outline planning permission was granted for Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space P/58/15/OUT

As part of the permitted scheme, the supporting drainage strategy showed the surface water from the eastern parcel being conveyed to the western side, where there is attenuation storage provision. The drainage strategy produced by MJA Consulting indicated that this ditch was “abandoned”.

We understand that some works of maintenance / clearance were undertaken to this ditch by the previous owner during late 2018.

Upon purchasing the site in March 2019 my client proceeded to develop the reserved matters planning application in accordance with the principles of the previously submitted strategy (at least in so far as the conveyance of surface water from the eastern parcel to the attenuation provision within the western parcel).

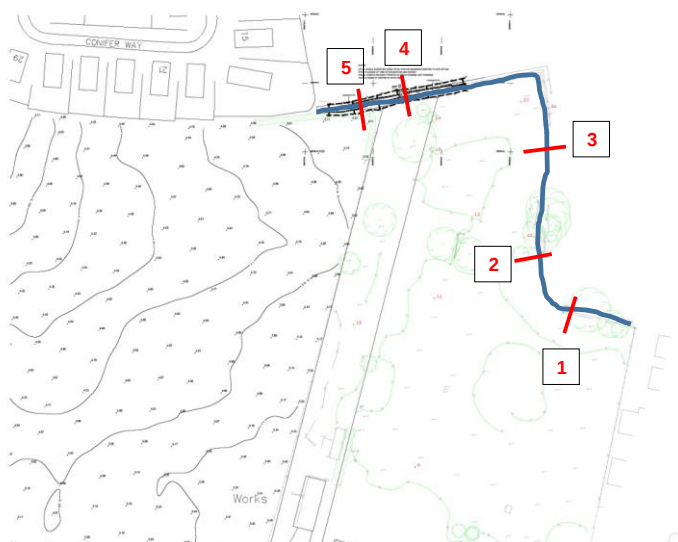
As part of the Planning Consultation response from Arun District Council, the Drainage Officer has raised concern in relation to the condition of this watercourse.

RCP were requested to visit the site and inspect the works on behalf of the applicant.

Site Visit and observations

RCP attended the site on the 10th September 2019. Weather conditions were sunny with no rainfall.

The inspection commenced from the north eastern part of the site and continued westwards terminating at the existing outfall of the ditch at the north western corner of the site. **Figure 1** below provides an indication referencing key sections of the inspection.



Section 1

Currently heavily overgrown with vegetation both within and along the banks of the ditch. Evidence of side slopes erosion and resulting in settlement within the base of the ditch.



Photo 1 -looking east



Photo 2 – looking west

Section 2

Currently heavily overgrown with vegetation both within and along the banks of the ditch. Evidence of heavy side slopes erosion and resulting in settlement within the base of the ditch. The spoil left by previous excavation works on the site side of the ditch has made the ground uneven.



Photo 3& 4 -looking north

Section 3

Previous clearance works appear to have caused undermining of the outfall foundation from the Crayfern development site to the north. There is erosion either side of headwall due to unsupported slopes



Photo 5 -looking east towards Crayfern Development

Section 4

Previous clearance works appear to have caused undermining of outfall foundation and increased erosion. Erosion either side of headwall evident due to unsupported slopes. Ponding water due to base of ditch being below the existing outfall pipe. The ditch is heavily overgrown with vegetation and site side of ditch is very uneven. Erosion appears to be ongoing and likely that slopes have yet to stabilise under gravity



Photo 6&7 -looking west and north towards Crayfern Development

Section 5

The side slopes of the ditch are heavily eroded and evidence of sedimentation at the base of the ditch. Water is ponding here due to the ditch base being below the existing outfall. The edge of the ditch is uneven as a result of the excavation arisings being placed here without adequate compaction.



Photo 8-looking west

Remedial Work options

The watercourse would benefit from a scheme of improvement works, the final details of which would be agreed with Arun District Council through an Ordinary Watercourse Consent.

Due to the constrained nature of the site in relation to the trees, it is recommended that slope stability options are explored to stabilise the slopes. It's likely that the final slope profiles will be between 45 to 70 degrees and as such we would recommend the following options:

- Tensar reinforced earth solution with incorporated erosion mat;
- Salix pre-vegetated slope solutions including coir rolls, carpets and gabion mattress;

Commented [PF(S1): Bto establish most economical solution)

It's likely that the pre-vegetated Salix solution will be preferred option as it offers immediate erosion control which will be required following the works.

The ditch along the north boundary will require the removal of sedimentation at the base.

The outfalls from the Crayfern development should be assessed for stability by the developers / owners of this apparatus.

As the side slopes of the ditch will be kept steep, the matter of safety for future users needs to be considered. As such consideration should be made for the provision of 1100mm high post and rail timber fencing either side of the watercourse. The rails will need to be removable to aid for future access to the watercourse.

The condition of the existing trees will need to be reviewed by an Arboriculturist to advise on the impact of the previous works and potential future safety concerns if applicable

All remedial work proposals will be subject to an Ordinary Watercourse Consent.