



From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 18 December 2019 13:38

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Please find attached amendment on planning application Ref: P/70/19/RES

Hi

Notwithstanding our previous comments dated 28th August 2019, our additional comments in respect to the current proposals and reports by Ardent and RCP are detailed below;

1. Drawing 1177 PD100 Rev P10, indicates 5 potential crossings over the ditch adjacent to Summer Lane. This is a reduction over previous proposals and is acceptable in principle. The crossings will need to take the form of culverts/pipes in order to avoid maintenance difficulties associated with bridges of such lengths/widths. The detailed design will be agreed via planning condition and Land Drainage consent.
2. The RCP report discusses the known erosion/undermining issues associated with previous excavations carried out in the northern boundary ditch. The ditch itself consists of unregistered land (owner unknown) whereby riparian responsibility lies with landowners either side, up to the centre of the ditch. As a result, Crayfern Homes need to be fully on board in terms of the proposals, since they are responsible for the northern half of the ditch. Whilst the report references the undermined surface water outfalls from the Crayfern development, it appears that no detailed discussions have been had with them in terms of finding a solution. It should be noted that the issues arose as a result of the contractors acting for the owners of the southern land parcel at that time and not as a result of Crayfern's actions. Whilst it is recognised that remedial works are required to correct the issues, it is recommended that dialog is commenced with Crayfern Homes as soon as possible so the principles can be established/agreed between all parties. The detailed design would be dealt with via Land Drainage consent as mentioned.
3. The Ardent report discusses capacities of the existing boundary ditches and the existing 300mm diameter culvert downstream of the proposed point of connection from the development site. There appears to be no mention in the report of taking account of groundwater in the capacity calculations which could have a significant impact. Please note that Ditch B is also likely to receive flows from roofs/hardstanding's, etc associated with existing properties alongside Summer Lane, as we know of some of these connections existence, and possibly from Sylvia Close too, since are aware of a possible culvert exiting Sylvia Close and

connecting to the Summer Lane culvert. This will need to be investigated as it may encroach into the development site's SE corner and if this is the case further discussion will need to be had. It should also be noted that a disused weir exists some 140 metres downstream of the 300mm diameter culvert which hasn't been mentioned in the report and may impact flows.

I have undertaken investigations downstream, focusing on the Mill Farm Park Home Estate. I observed the situation where 'normal' flows from the proposed development site flow into the Mill Farm Park Home Estate via a void/pipe beneath the flood defence bund surrounding the park (SW corner). These flows then gravitate to an onsite pumping station, which then pumps the water back into the Pagham Rife on their northern boundary. Ditch B on the western boundary of Mill Farm Park Home Estate, would appear to act as an overflow arrangement when water levels reach a certain level. The pumping arrangement is far from ideal in terms of it taking flows from outside of the low lying park itself and not to mention water breaching the flood defence bund via the void/pipes beneath. The park itself has a history of flooding and pump failure is a significant risk and something that needs to be considered. Additional pipes within the south west section of the Mill Farm Park Home Estate were also observed, and may also extend under the bund into the southern adjoining land and/or development site. These will need to be investigated to ensure they are not affected by the proposed development. I would suggest that a meeting takes place to discuss these findings and explore opportunities.

In terms of the proposal to redirect the northern ditch into the onsite suds system, and the fact that groundwater (which cannot be quantified) will enter the system via the northern ditch, is not a proposal that we would entertain, due to the unknown groundwater effects on capacity, operation of the suds, etc. A more satisfactory option would be to;

1. Keep the northern ditch independent of the onsite suds and work together to further investigate the existing culvert downstream (ie. on southern boundary of Mill Farm Park Estate) to ensure the free flow of water in a westerly direction.
2. Connect the surface water drainage from the eastern portion of the development into the western portion, rather than connecting the eastern portion directly into the northern ditch. Of course this will mean laying a pipe across third party land, but this can be achieved by either negotiation with the landowner or by approaching Southern Water to use their statutory powers to requisition a pipe across the land in question.
3. The 300mm pipe downstream of the developments discharge will need upsizing based upon the unknown groundwater influence in terms of capacity and to also reduce blockage risk.
4. The disused weir should be investigated and removed if found to be detrimental/not required.

I enclose a copy of our current land drainage records for your information which will hopefully clarify some of the discussion above.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: Paul.Cann@arun.gov.uk

Arun is Working in Partnership with Chichester District Council

Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 26 November 2019 15:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Please find attached amendment on planning application Ref: P/70/19/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: P/70/19/RES

Registered: 09-AUG-19

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

Grid Reference:

Category: Plan Applicat'n

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)

I am able to inform you that I have received an amendment to the above application dated 26th November 2019 relating to:- Re-advertisement due to amended plans - full details in Agent letter dated 20/11/19.

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 28th December 2019.

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.

[Click here to make further comments](#)

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

Thanking you in anticipation

Planning Case Officer

pmac21_email
