

From: Tekton Carpentry & Design [REDACTED]
Sent: 13 January 2020 10:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning application P/70/19/RES

Dear Mr Davis,

Sorry to follow up before you have had a chance to respond, but I have just been going through all the documents in detail. It seems the latest engineers report regarding drainage has flagged some extremely worrying points. So the proposed plans and calculations have not taken into account any groundwater, and also excluded that from the roofs and hardstandings etc from the existing properties on Summer lane. Also they have not taken into accounts that the drainage waters from Sylvia close also exit through an existing culvert that meets the culvert taking waters away from the proposed plot. How can this not have been taken into account when an original full engineers report was drawn up? This is all highly worrying and it seems the amount of floodwaters likely in the SE corner of the plot have really not been thoroughly thought about. This shows an undeniable level of incompetence on someone's part that needs to be address immediately. Not only with the planners and engineers but also with the property owners of Sylvia close and Summer lane who's homes are being put greatly at risk.

Kind regards

Leo Twiddy

On Mon, Jan 13, 2020 at 10:11 AM Tekton Carpentry & Design [REDACTED] wrote:

Dear Mr Davis,

Thank you for your speedy reply. I understand that it is not easy for you to get back to every enquiry that comes in, but think it improper to not address the fact I will have windows facing directly into my bedroom. When this property was purchased it was with a green space behind and not being overlooked. One would assume as with other new builds, extensions and loft conversions there would be restrictions on where windows would face and if they would infringe on the privacy of the existing properties. In this case it seems no thought or care has been put into this matter. Leaving it until the decision is made and most likely passed, it will be too late to do anything about it. So I would like to know what is being done to address this if anything at all please?

On the subject of drainage, I thank you for your recommendation of documents. I am keeping up to date with everything being uploaded and am fully aware of these. It is partially this that is causing my concern. Having read through all of the drainage documents there is one major issue highlighted in the second upload on the 9/12/19. Unless I am mistaken the task of building on the plot is being undertaken by Crayfern Homes, the same company

that built the estate to the north of the plot and the same company that the report flags as doing an unsatisfactory job on the assessed drainage ditches? I'm assuming these ditches had specifications and an engineers assessment pre the new estate being built? Why were these not followed and why were they not assessed after the project was completed and signed off?

Judging by the fact that the new estate to the north of the plot has already suffered from flooding it would seem any engineers reports and drainage systems installed were entirely insufficient and essentially useless. Also by looking at the report on the drainage ditches it seem the surface waters from the Crayfern homes estate to the north of the plot run into the existing drainage ditch between the two proposed build sites and the new existing builds. These are the same ditches that the engineers report is proposing to use to direct the surface water away from the east parcel over toward the drainage ditches on the west parcel. I am no drainage expert but I have worked in construction, engineering and design for many years and can see one glaringly obvious problem here. The new estate built by Crayfern homes is already flooding, therefore the drainage is insufficient for the new estate. Now it is being proposed to cover over the absorbent land next to the already overflowing ditch and direct more surface waters into it? Maybe this is me being stupid but I don't see how this can work.

As stated in the report " RCP attended the site on the 10th September 2019. Weather conditions were sunny with no rainfall" do you think this is a suitable time to assess an area prone to flooding when there is heavy rainfall?

Why were there not new assessments done when there were reports of flood waters all across Pagham, not only reported to the council but all across the local news and all across social media? This rings similarly alarming bells as the wildlife reports that were done after the entire land parcel had been trampled by machines and any wildlife habitat decimated.

I have not been residing in the area full time while this has been going on, so have had difficulty in keeping fully aware of the situation from the beginning. Due to this I have also been unable to attend any meeting regarding the proposals. But I would like to attend any future meetings and would like to request that I am informed of any such discussions that I could be a part of regarding the proposed builds. Is there anywhere I can sign up to be notified of such events?

I eagerly await a response regarding the above matters and thank you for your time.

Kind regards

Leo Twiddy