

From: Simon Davis
Sent: 13 February 2020 14:19
To: 'Tekton Carpentry & Design' [REDACTED]
Subject: RE: Planning application P/70/19/RES

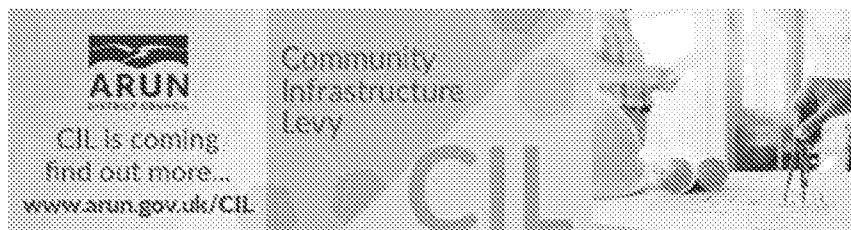
Dear Mr Twiddy,

Thanks for your email. I have spoken with our engineers and I can respond that the rain that falls/lays on the development site will be collected into the proposed on-site drainage system, where it will be stored and released back to the ditch system at a restricted/agreed rate. This rate will be based upon the calculated runoff (to the existing ditches) from the land as it is at present (i.e. as a green field) and will take account of soil conditions, contours, surface gradients and rainfall based upon a certain storm event. The precise details will be subject our standard drainage conditions to be agreed post planning permission. In essence, the discharge from the site will not be greater than the runoff that exists at present and if possible, we will try to achieve betterment in this respect. We will also be encouraging the developer to use permeable paving for driveways which not only helps with water quality but also helps slow the flow of water.

Regarding the question of moving the house, as agreed I wrote to the applicant to request that these houses be reconfigured so as to have their flanks facing your property. You can see their response on our website as dated 06/02/20 and marked "RESPONSE TO REQUEST TO RECONFIGURE PLOTS 1-3"

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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Save the environment - think before you print.

From: Tekton Carpentry & Design [REDACTED]
Sent: 13 February 2020 09:00
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning application P/70/19/RES

Hello Mr Davis,

I hope you are well. I'd just like to start by saying I appreciate your time spend on emails and our call last week. Unfortunately this email is furthering my concern for the drainage to the north of summer lane.

I went for a walk at 7am this morning to find after last nights rain, which wasn't excessively heavy, that the fields out the back were flooded and the ditches nearing their limits. Are you still trying to claim that once this current land that acts as drainage is covered in a non absorbent layer the drainage will be sufficient? Please see photos and video attached. As you will notice in the video, the ditches from the farm and land to the south of summer lane empty into the ditches north of summer lane too. Something that I can not see accounted for in you drainage engineers reports. Please advise if I have missed this?

This along with Leonard Normans ditch which is currently illegally widened and will be be back filled raises major cause for concern. Where exactly are you expecting all of this water to go? The way things are currently unfolding and with the blind eyes being turned to flooding and ecological issues, I am starting to believe this is going to get pushed through no matter what fall out it has on the surrounding environment.

Also, I have seen no contact between you are the developers regarding the house that will be staring in to the rear of the properties on Sylvia close. Has there been any step forward with this?

Kind regards

Leo Twiddy

I shall send videos separately due to email size restrictions.