

From: Simon Davis
Sent: 16 November 2020 13:00
To: Planning Scanning
Subject: FW: P/97/20/PL- Land To North Of Summer Lane Pagham

Application Correspondence

From: Simon Davis
Sent: 16 November 2020 12:52
To: Daniel.OShea [REDACTED]
Subject: FW: P/97/20/PL- Land To North Of Summer Lane Pagham

Dear Daniel,

Please see comments below from our Drainage Engineers raising a holding objection.

I understand that you have told our solicitor that you will not instruct solicitors re the legal agreement unless you know that the application is to be recommended for approval.

I cannot confirm our position at this time. We were happy with the layout but the objection from engineers on the amount of crossings changes this. Further, the principle of development will also be subject to a separate assessment of the impact upon the Pagham Harbour SPA. The Pagham Harbour developer contribution is just one part of this, we also need to carry out an Appropriate Assessment under the Habitat Regs to determine if there are other impacts on the Harbour and if other mitigation measures are required. This is in accordance with the recent *People Over Wind* Ruling by the Court of Justice of the European Union. I am likely to require your assistance (from your ecologist) with this task. I was awaiting the Natural England response before I wrote to you to seek your assistance on this matter.

Lastly, please note that if you do not agree to the preparation of the S.106, then that will attract additional refusal reasons.

Kind Regards

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 16 November 2020 12:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: P/97/20/PL- Land To North Of Summer Lane Pagham

Engineers Comments On Surface Water Drainage

We wish to raise a holding objection at this time.

The proposed revised plans will result in an increase in ditch crossing points. A matter that we raised on the original proposals. We believe that the increased crossings will lead to a deterioration in the condition of the watercourse. Loss of daylight, loss of habitat and significant restrictions upon access for maintenance will likely result in ecological detriment and an increase in flood risk. We therefore do not support this proposed change in plan and would request that the number of ditch crossings is reduced.

Construction has commenced within the site. It is understood that this is currently limited to the construction of roads, however surface water drainage is located within the roads and construction of these pipes usually occurs with road construction. We therefore request that full details of the proposed drainage are submitted and approved prior to determination of the current application. We would not wish to leave this to conditions due to it being very difficult to monitor/enforce compliance if construction has commenced.

Detailed network plans to accompany the calculations are required. For a full list of information that we require the applicant should refer to our checklist, located here <https://www.arun.gov.uk/surfacewater>.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

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