

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 December 2020 13:15
To: Planning Scanning
Subject: FW: P/97/20/PL- Land To North Of Summer Lane Pagham

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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 02 December 2020 12:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/97/20/PL- Land To North Of Summer Lane Pagham

Application Correspondence "Request for local drainage improvements"

From: Simon Davis
Sent: 02 December 2020 12:39
To: [REDACTED]
Subject: P/97/20/PL- Land To North Of Summer Lane Pagham

Dear Daniel,

I have been talking further with our drainage engineers regarding their concerns with the application. We do not consider that the application could be refused due to insufficient drainage information as drainage can be left to condition. In respect of their other concern (the increased number of culverts across the ditch), I have established that there are no development plan policies that preclude the culverting of ditches. In addition, our ecologist is happy that the harm to the biodiversity of the ditch is outweighed by mitigation/compensation elsewhere on the site.

However, you should note the comments below of WSCC's Flood Risk Management Team:

"The proposed revised development layout has not been designed in accordance with the WSCC Culvert Policy, which is not in favour of culverting existing open watercourses. The current proposal will result in around 50m of current open watercourse being culverted. Better consideration to current WSCC policy and a revised layout could have reduced the ecological effects that this proposed development will have on the local ditch network."

I can see that capacity will not be an issue, as the ditch is being increased in size to accommodate the proposed 750mm culverts and it would appear that, in fact, ecology is not seen to be an issue due to the proposed ecological mitigation. Therefore, it would be difficult to object to this proposal.

However, as this culverting goes against our current policy, I believe that the developer should be asked to provide further local improvements within the existing ditch network, to be agreed with Arun DC, to further mitigate to effects of this culverting."

I therefore write to ask whether you are able to provide further local improvements within the existing ditch network. If you wish to discuss this matter then you can contact ADC's engineers, Paul Cann or Laura Gibbons. Please also note that you would need separate Land Drainage Consent for the culverting and our Engineers may raise the same concerns at that time.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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