

REP

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From: Susan Young [REDACTED]
Sent: 25 January 2025 14:45
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application Ref: WA/102/24/PL

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I am having problems using your webpage to object to this planning application because 1 of my emails is not working so to make sure my objection get to you I am sending it directly by my other email so I apologise if you have received more than 1 copy

I wish to object to the above planning application for the following reasons:

FLOODING & DRAINAGE

I first moved into the middle of Walberton 41 years ago and was able to witness the problems of flooding along The Street, where there were many occasions of flooding at various places along the length of The Street.

I then moved to my current address at The Green, just off The Street 37 years ago where I first experienced first-hand the devastation of these floods. A few years after moving to this address, there was a major flood round the corner where The Street meets 4 other lanes at this point. Rain water falling on the flood plain to the north of Mill Lane sweeps down the watercourse along the west hand side of Mill Lane where it meets the culvert that takes the water under this part of The Green which leads into the 'cul-de-sac of Burch Grove'. Because of the volume and speed of water at this point, the runoff floods out of the watercourse as well as some of it going through the culvert. This culvert runs underground from this point, under 'The Green leading to Burch Grove' bearing west until it forms a water course again which comes to the surface between Little Box Cottage and Candlemass, continuing behind Oak Tree Cottages at the start of Barnham Lane. Because of the slope of our lane, the run-off flows across the properties known as 1-4 New Cottages flooding them and continuing onto where it runs into the 2 thatched Grade 2 Listed Cottages where the lane turns east into Burch Grove which to my knowledge has not been affected. This flooding has been worsened by The Street not being closed to traffic when flooded, leading to flood water being swept into our lane and causing the problems. This is not helped by 4x4 vehicles and idiot drivers who think it fun to drive at speed through the floodwater causing waves of water into our road also flooding the Grade 2 listed cottages of 15-20 Barrack Row on the Street at this point!

Over the years since this major flooding there have been some improvements to flooding in The Street but I have photos of a canoe travelling through the flood at this corner in later years. This caused major flooding to the Barrack Row Cottages especially No 20 where the owner had to vacate their property 3 times including once when they had to move out for over 6 months.

In spite of improvements over the years to this area, 1-4 New Cottages still suffer from flooding problems, mostly at the moment caused by overflowing sewage in our back gardens. This happens in wet weather with or without other flooding. Drainage for cottage 4 runs through the drainage of gardens 3, 2 and 1, at which point it is joined by sewage from Nos 20-18 Barrack Row and then onwards to the main sewer in The Street. Southern Water have been out on numerous occasions and say the problem is with the main sewer in The Street which cannot cope with the volume of sewage entering at this point. This causes sewage flowing in our back gardens especially Nos 1 and 2 which are closest to the main sewer. It is like living in a Third World Country – you have to be careful with how much water you are using (bearing in mind that water use from Nos 3 and 4 are flowing into our sewer. In patches of high rainfall you cannot use your washing machine, wash up (unless in a bowl which is poured onto the garden or a road drain, get a bath or shower and flush the toilet

only sparingly. This is the reality of our lives, perhaps we should apply for planning permission to build latrines in our back gardens?

I would also like to state that in wet weather water is seen spouting out of the main sewer manhole cover by Longacre and overflowing onto The Street at the point where the rainwater drainage outlet is in the centre of Longacre entrance onto The Street.

To support my objection, I refer to various documents within this Planning Application which support my and those of my neighbour's objections.

'On planning plan – Assessment of flood risk – is it within area at risk of flooding?' This document says No but it is!

'Will proposed increase flood risk elsewhere' – This document says No but it will, surface water will be fed into Main Sewer.

Foul Sewage – Main Sewer – prop to connect to existing drainage system "Unknown"

Drainage strategy report – monitoring done Dec 23-Jan 24 – too short a time because of rainfall over earlier and later periods which were high and caused many floods in Lydney Treatment Catchment Area - problems encountered at bottom of Barnham Lane – tankers brought in to remove excessive sewage. Site is located within this Zone.

"Current surface drains currently unknown but is likely to be discharged by piped watercourse along southern boundary of The Street"

"Site currently undeveloped suggesting increase of impermeable area thus increased surface water run off rates and volumes of water"

Drain Survey 18/12/24

4.10 Not possible to check the drains for the adjacent Barratt Development as it is not finished therefore not recording full problems likely to be caused by this developer. Initial development permission for BD rejected by ADC but overruled by Government on appeal.

4.13 Common for discharge rates to be set at 2 litres to minimise risk of blockages to orifices. If not set at this rate, then there is a need for management of the area and on-going maintenance. What happens when builders move off site – who is responsible for this maintenance? – not given!

5.1 Ditch outfall to north-east of site – problems with this if this was also used for the BD as this will not have been taken into consideration with their Planning Application.

Southern Water response 08/01/25

Connection to public sewer needs application to SW – cannot commence until approval by Local Planning Authority ADC in consultation with SW. Compliance with Part H3 of Building Regulations necessary. I can find no information that this has been done!

Drainage strategy report 18/12/24

4.7 Groundwater was recorded at 0.149m bql which means that 1.0 freeboard of unsaturated ground beneath infiltration base level “unachievable on site”!

4.13 Discharge rates set at 2ltr to minimise risk of blockages to orifices but reduction to 50mm with accompanying measures need comprehensive management and maintenance implementation to ensure risk of blockages are minimised. I cannot find that this is to be done and who would be responsible for maintenance when site is finished!

Foul Drain Strategy

6.1 Proposal to create a new connection to existing 150mm foul sewer in The Street. Nothing shows if pre-planning capacity check has been received from SW?

LIDSEY TREATMENT CATCHMENT AREA

7.4 Plan validity requirements interactive map shows site to be located within the Lidsey Local Risk Zone LRFZ_003

7.5 WSCC Surface Water Management Plan LRFZ_003 shows a medium pluvial flood risk and high risk of fluvial, groundwater and public sewer flood risk

7.7 Nothing is mentioned about the manhole covers already located in The Street at the proposed site entrance which are already subject to flood water gushing from them when flooding occurs in this area. Mentions of interventions – Opts 7,12 and 26 are not suggested as necessary, just as options.

GROUNDWATER MONITORING AND SOIL INFILTRATION REPORT

Soil infiltration testing was carried out over 5 days mid/late July 2024 for surface water drainage disposal which is outside ADC wet winter period. I suggest that this is just not acceptable to be able to estimate what these figures would be through the ‘wet winter period’ (ADC) when more rainfall could be expected.

DESIGN AND ACCESS STATEMENT 26/11/24

P21 The site is in the Lidsey Treatment Catchment where there is a surface water plan. "There are no watercourses or surface sewers in the vicinity of the site which may make draining surface water more challenging. There are records of historic flooding south of the site on The Street and an area of surface water flood risk and flow path through the north of the site". This was and continues to affect our houses.

"If infiltration has not been thoroughly investigated, with winter groundwater monitoring and winter infiltration testing, it is highly likely that we would object to any planning application made".

FOUL DRAINAGE STRATEGY

6.2 The topo survey indicates some manholes within the site which appear to be flowing towards The Street.

6.3 Southern Water sewer record indicate that there is an existing 150mm public foul sewer in The Street.

6.6 The proposals are to construct a new connection to existing foul sewer in The Street.

According to SW engineers, who have been called out several times by residents to deal with overflowing sewage at Nos 1-4 New Cottages, the Main Sewer in The Street is over capacity!

ECOLOGY AND BIODIVERSITY RESPONSE 03/01.25

In spite of recommendations on ADC Ecological Assessment dated 26/11/24, Jonathon Best, Ecology Officer Planning Policy, Planning Responses, ADC recommended in Ecology and Biodiversity Net Gain Response (03/01/25) "recommendation: refuse due to insufficient details on protected species, dormice and bats – further details on BNG plans and metric required"

TRANSPORT

Transport Assessment 26/11/24 gives The Street as an adopted C class road that runs through the settlement of Walberton. It is a two-lane carriageway with footpaths on both sides, subject to 30mph speed limit.

This minimal increase in traffic is not considered to have any detrimental impact to the highway. This is not true and especially if added to the extra traffic generated by the Barratt

Development on Tye Lane which has already caused traffic incidents in this narrow lane, even before the west hand side pavement was introduced restricting the width of this road further at a point where it meets The Street.

WSSC Highways response Kryan Schneider 08/01/25

Whilst this report states that WSSC does not consider that this proposal would have any unacceptable impact on highway safety, there is no information on the monitoring that Walberton Parish Council have done about their measured readings of the actual speed of vehicles along The Street which often exceed 30mph (Details are available from Walberton Parish Council). Thus in addition to these speeds having a detrimental impact to the highway which has no controlled crossings, the extra amount of vehicles and the speed at which some of them travel will have some impact on the circulation of flood and sewage water in this area on the southern side of The Street, affecting flooding of listed buildings Barrack Row Cottages, Friars Oak Cottage and Little Box Cottage where The Green becomes Burch Grove as well as Nos. 1-4 New Cottages in Conservation Area of The Green adjacent. NB Please see my comments on the flooding in this area above.

I think it is important for Planners to hear about the problems that occur due to allowing developers to build in the wrong areas. The Barratt Development in Tye Lane had many objections from people in Walberton who knew what was likely to occur if planning permission was approved. It is known by locals that Tye Lane was too narrow to allow long term usage both ways. Since planning permission there have already been incidents where 2 vehicles of various sizes have tried to pass. The addition pavement built at the south end of Tye Lane where it joins The Street has also affected the width of this lane causing more incidents especially when large building lorries (banned by Parish Council and probably one of the requirements of planning permission) use this entrance to the site!

Currently only 2 houses are occupied on this site but if the main sewer that runs through The Street cannot cope with extra sewage (which is likely); there is already a stream of brown water flooding down Tye Lane from BD to The Street - what will happen when all the houses are occupied?

Modern developments are required to provide a number of SuDS but this is only to help with surface drainage and are not allowed (quite rightly) to contain sewage but this will not stop problems from extra amounts of sewage being fed into an already overwhelmed sewage system along The Street.

Try living in this area before making planning decisions – your decisions may change!

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