

From: Michael Eastham
Sent: 21 February 2019 16:37
To: Planning.Responses
Cc: Nicola Spencer
Subject: FW: Land East Of Tye Lane Walberton WA/44/17/OUT - Drains URGENT

Please upload the email below onto Ocella as an objection to the reserved matters application for Land East of Tye Lane, Walberton (WA/95/18/RES).

Thanks,

Michael

From: Laurel Miller [REDACTED]
Sent: 21 February 2019 15:08
To: Michael Eastham
Subject: Re: Land East Of Tye Lane Walberton WA/44/17/OUT - Drains URGENT

Dear Michael,

Thank you for directing us to the correspondence regarding drainage and foul water.

Laura Gibbons' email of 31st Jan underlines our concerns that the very real risk of flooding is not being adequately addressed by the site engineers. Whilst we are not familiar with all the technical terminology, the shortcomings in reporting by consultants to the developers are self-evident. (01/02/2019 Consultation Doc DRAINAGE)

I also would like to draw your attention to comments by Laura Gibbons, who highlighted a section from the Drainage Strategy:- "Winter groundwater monitoring was undertaken in June 2017 by Geo-Environmental". She comments that June does not fall within Winter. (03/12/2018 Consultation Doc ADC Engineer Comments)

Clearly Southern water also have concerns, and state that their initial study "indicates that there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water".

also:

"Due to surface water inundation issues in the Lidsey Catchment "the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce potential Impacts of development".
Developer should look to protect the public sewerage system from inundation and infiltration which contribute to flooding in unfavourable conditions"

(07/12/2018 Consultation Doc SOUTHERN WATER).

Given Southern Water's comments about network reinforcement, it seems pretty far fetched that the development's foul water can be directed into Avisford Park Road's very old pipework.

However we are concerned that Southern Water are saying:

“It may be possible for some initial Dwellings to Connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development program and the extent of network reinforcement required”.

This sounds quite reckless. Surely if the network needs reinforcement, it should be undertaken before any houses are connected to it.

It seems there is a distinct disparity between the developers’ urgency to push on, versus the proper consideration of the drainage and foul water issues by Arun District Council and Southern Water, so we welcome your attention to detail.

Best regards,
Stephen and Laurel Aldridge

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