

From: Paul Cann
Sent: 01 December 2017 14:11
To: Ross Leal
Subject: RE: WA/75/17/PL - Land adjacent to Sunny Corner, Copse Lane, Walberton

Hi Ross

As part of the detailed design, we would ensure that the development does not increase flows to the watercourse. Therefore, the risk of flooding downstream will not increase. If we can encourage betterment when we start talking to the developers consultants in detail, then that can only be a good thing.

The ditch will be cleared adjacent to their development to ensure the free flow of water. They have a riparian/legal duty to do this , as does every other landowner. Every landowner has the duty to pass the water onto the next.

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

Paul Cann | Senior Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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From: Ross Leal
Sent: 30 November 2017 12:06
To: Paul Cann
Cc: Susan Leeson
Subject: WA/75/17/PL - Land adjacent to Sunny Corner, Copse Lane, Walberton

Hi Paul,

We have received an objection from a nearby occupier which I have attached and the agent has responded with the email below and D1271-LDC and R17-12043 also attached.

Could you please review the Risk of Flooding element of the letter and advise me of your views on the position.

Many thanks,

Ross

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI
Senior Planning Officer, Development Management, Directorate of Place, Arun District Council
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Susan Leeson [REDACTED]
Sent: 30 November 2017 11:50
To: Ross Leal
Cc: Mark Akmenkalns
Subject: FW: D1271: 17025 Sunny Corner - LPA Drainage Review/Response 17-11-06

Dear Ross

The neighbours concerns are understandable and we have been trying to work with them, but they obviously seek more reassurance. I hope that the following will provide that.

The flooding issue was addressed by the drainage engineers and agreed with Paul Cann, and I attach the plans and description below.

The situation will not worsen the existing scenario, the site catchment will converge at the southernmost point in the road. Attenuation flows will hold the water in a storm event which is an improvement on the existing. The watercourse will be cleared so that there will be more storage room in the ditch.

Both myself and the applicants have discussed the issues with Mr & Mrs Wilkinson and I have reassured them that the house is laid out at an angle to avoid any direct or perceived direct overlooking and there is sufficient distant between the development and Hanthorpe, the orientation was changed prior to submission after discussions with the neighbour. Equally, the orientation of plot 7 was changed after discussions with the neighbour at Grace Cottage. We would be happy for a condition concerning the fencing and hedging, which the applicant would agree with the Wilkinson's in any case.

I hope this addresses the issues for you.

Best regards
Susan

SUSAN LEESON
ASSOCIATE

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From: Mark Akmenkalns [REDACTED]
Sent: Monday, November 6, 2017 10:38 AM
To: Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Chris Purdy (MHA) [REDACTED] Susan Leeson [REDACTED] Julia Holden [REDACTED]
Subject: D1271: 17025 Sunny Corner - LPA Drainage Review/Response 17-11-06

Paul,

Thank you for your prompt comments dated 31.10.17 with regards to the above development.

In response to your concerns I would comment as follows:

Infiltration Suitability

As outlined in our report, Ashdown Site Investigations Ltd undertook comprehensive geotechnical testing in April 2017. The report identified two fundamental conclusions:

Section 5.2 - Standing water was recorded to lie between depths of 0.45m and 0.90m during the monitoring Period.

Section 5.7 - The results from the infiltration tests indicate that the River Terrace Deposits are unlikely to be suitable for discharging water to the ground via infiltration systems. Consideration could however be given to the use of peak flow storage tanks connected via attenuated drainage pipes to mains surface water drainage or open water courses, if available. It is emphasised that the design of any drainage system proposed for the site should consider the implications of the prevailing high groundwater table.

I attach the Ashdowns report for your review and record purposes.

As you will see our drainage strategy will encourage infiltration techniques (porous pavement) however the ultimate outfall must be to the ordinary watercourse on the western boundary.

Watercourse Maintenance

For clarification I attach an extract for the fence proposals in vicinity of plots 1 & 2 on the western boundary. A 3m maintenance strip will be provided from 'top of bank' and demarcated by way of a nominal 1.2m ht post and rail fence. The Plot 1-2 dividing fence will be cut back accordingly.

I trust the above is clear and would be grateful if you could confirm by return so we may convey the minor layout modifications to the design team.

Regards,

Mark Akmenkals
Director



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