

From: Simon Davis
Sent: 20 August 2018 14:22
To: 'Simon Jones'
Subject: RE: Y/27/18/HH : Fieldings Hoe Lane Flansham

Dear Simon,

Our drainage engineer, Laura Gibbons has given me the following advice:

The development is within the Lidsey catchment. Because of the issues within the catchment of high groundwater level, capacity of the sewers, and groundwater infiltration into the sewers causing sewer flooding we impose our drainage condition. We need to ensure that we are not increasing the flows into the sewers, providing betterment where possible, and that any infiltration drainage is set at the right level so that it is not being compromised by groundwater.

It should also be noted that the site has areas at risk of surface water flooding.

Would it please be possible to confirm what the existing surface water drainage arrangement is?

The only other development nearby that we have records of winter groundwater monitoring and percolation tests was Y/12/18/DOC. I believe this site to be higher than the Fieldings. And it is further away from watercourses, therefore I would be very hesitant in accepting the use of Y/12/18/DOC groundwater monitoring results on this application.

The level of detail required to discharge the condition is demonstrated well in Y/12/18/DOC.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Simon Jones [REDACTED]
Sent: 19 August 2018 22:35
To: Simon Davis
Subject: RE: Y/27/18/HH : Fieldings Hoe Lane Flansham

Simon,

Thank you for writing up the decision. We are looking to submit the pre-commencement condition asap and I was wondering if you could offer some advice.

Given that we are not creating any additional roof surface area over what is existing and are proposing to connect into the existing rainwater drainage system for the house (therefore also not increasing the amount of water into the system)

What would be required within the submission in order to sign off the condition? Has this been done on another recent project in Flansham that I could look at online?

Many Thanks

Simon.

Sent from Mail for Windows 10

[REDACTED]
Sent: 06 August 2018 16:18

[REDACTED]
Subject: Planning Decision on Y/27/18/HH : Feildings

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