

From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 11 September 2019 13:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Bonhams Field - ref. Y/63/19/RES - DRAINAGE

Simon,

Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. Without winter groundwater monitoring and winter infiltration testing there is no way of determining the area take up required for surface water drainage. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. There are no ordinary watercourses within or adjacent to the site, if infiltration is unviable due to inadequate space the water would have to go to foul sewer, it is unlikely this would be acceptable to southern water and therefore there would be a significant risk that the agreed layout would not be implementable.

Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

Therefore, I formally object to the application.

To overcome my objection the applicant should complete winter groundwater monitoring and winter infiltration testing and complete calculations to assess the size of structures required. A rough plan should be formed showing where these structures can be provided within the proposed layout. Evidence that no pumping or ground raising would be also be required. Detailed design of the system can be left until discharge of conditions where the applicant should provide the level of information stated within our checklist

<https://www.arun.gov.uk/drainagechecklist>.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

[Laura Gibbons](#) | Engineer (Drainage & Coastal), Engineering Services, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37818 | External: +44 (0) 1903 737818 | Fax: +44 (0) 1903 716018 | E-mail: laura.gibbons@arun.gov.uk



From: Simon Davis
Sent: 02 September 2019 16:54
To: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: FW: Bonhams Field - ref. Y/63/19/RES - DRAINAGE

Hi Laura,

See below. Can you advise what your position will be.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lucy Hill <[REDACTED]>
Sent: 02 September 2019 15:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: David West <[REDACTED]>; Steve Culpitt <[REDACTED]>; an Johnson <[REDACTED]>; Stuart Magowan <[REDACTED]>
Subject: Bonhams Field - ref. Y/63/19/RES - DRAINAGE

Hi Simon,

Thank you for your time just now.

Further to our conversation, I would like to respond to a couple of points raised by the drainage engineer if I may.

Laura Gibbons raises a need for the submission of further information in the form of winter groundwater monitoring results as well as evidence to demonstrate that there is adequate space on site for surface water drainage given the proposed layout. As discussed with you this afternoon, given that this information requested by Laura is already required through the discharge of pre-commencement conditions attached to planning consent ref Y/1/17/OUT, we see no need for this information to be submitted and considered by the reserved matters planning application. We are currently preparing the information in preparation for the discharge of conditions, however it is our intention not to submit any details to address pre-commencement conditions (bar archaeology) until the reserved matters application has been determined. This way, we will be ensuring that the drainage strategy (and all other pre-commencement conditions which rely on it) accords with an approved layout rather than one which is still under consideration via reserved matters.

I realise that this may lead to an objection from the drainage officer, however I consider that it would not form a justifiable reason for refusal and would prove difficult to defend at appeal given that the mechanism for the provision of this information is already in place via the outline planning consent. The existing conditions required to be addressed are pre-commencement conditions and the development would not be able to commence until they have been satisfied in any case.

Kind regards,
Lucy

Lucy Hill BA (Hons), MSc
Land & Planning Manager



Seaward Properties Limited

Metro House

Northgate

CHICHESTER

West Sussex PO19 1BE

www.seawardproperties.co.uk

Company Registration No. 02595439 Cardiff

This email and any attachments are strictly confidential to the recipient/s