

From: Simon Davis
Sent: 29 March 2022 10:54
To: Sarah Sutcliffe [REDACTED]
Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Chris Brake [REDACTED]
Subject: RE: Land north of Lee's Yard, Woodgate - AL/141/21/RES

Dear Sarah,

Thanks for this. However, my report has been written and is in the process of being reviewed by Team Leaders at present and so I cannot now change it or reconsult with Engineers.

You can instead deal with this in the resubmission.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Sarah Sutcliffe [REDACTED]
Sent: 28 March 2022 10:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Chris Brake [REDACTED]
Subject: Land north of Lee's Yard, Woodgate - AL/141/21/RES

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

We picked up further comments from your Drainage Engineer via your online portal on Friday 24 March 2022 (attached for ease), and therefore please find below relevant responses from our engineering team (our responses are detailed in blue):

1. *'Please adjust the basin position to ensure a minimum of 3m between the top of bank of watercourse and toe of retaining bund. -The basin toe is currently should to be at the top bank of watercourse, this is not acceptable. It is not suitable to load watercourse banks, the implications upon future watercourse maintenance must also be considered. There is also potential for damage to the pond banks to occur when ditch maintenance is completed based upon the current proposals.'*

Response: It was previously agreed with the ADC Drainage Engineer, Laura Gibbons, that a 3m gap between the top of the basin and the existing ditch is sufficient. CIRIA advises a 1:3 slope is accepted for maintenance and access; the tie-in strip is shown as 1:4 or flatter along this section and therefore must be sufficient. This can be finalised through detailed design and tidying up the existing ditch edge (which I anticipate would further soften the arrangement) but in terms of loading I do not see any risks here given the level difference is small and slopes do not exceed 45deg (load line influence). Condition 9, 10 & 11 of the outline planning permission require submission of further details in respect of Surface Water Drainage, therefore it is considered that this level of detail would be resolved through discharge of condition in due course.

2. *'Please adjust the basin position to ensure a minimum of 3m between the toe of bund of the detention basin and existing tree root areas. – The current proposals need to be reviewed by the council's tree officer.'*

Response: This has been considered with our project arboriculturist and landscape architect and no concerns have been raised, we also note that no concerns on this have been raised by ADC Parks and Landscape team as part of their consultation response dated 22 February 2022.

3. *Please adjust the basin size to ensure that 300mm of freeboard is provided above peak anticipated water level. -Half drain time results have been provided for various storm events, these evidence that the flow restriction of 2l/s achieves policy half drain time requirements, therefore an increase in discharge rate would not be supported. The freeboard currently provided is inadequate. Just 21mm above the 1 in 100 year plus 40% cc urban creep event is insufficient. Please provide a minimum of 300m freeboard above the 1 in 30 year plus 40%cc urban creep event, and 150m above the 1 in 100 year plus 40% cc urban creep event.*

Response: This was discussed as part of recent meeting with ADC Drainage Engineer, Laura Gibbons, and this response differs to the content of that discussion. It is considered that our previous response provided on 1 March 2022 suitably addressed the max water levels and freeboard scenarios. There is no current policy on freeboard requirements and our assessment of risk confirms any risk of exceedance/downstream impacts to be low. Fundamentally the design does not flood on the 100yr plus 45%, thus exceeds current NPPF requirements.

Please note that following the discussions with the ADC Drainage Engineer, a very slight amendment to the basin shape as specified in the revised FRA submitted 1 March 2022 will need to be accommodated as part of a future layout amendment to regularise the position.

I trust the above is clear, for efficiency we have copied in Laura Gibbons, but please let me know if you require anything further at this stage.

Kind Regards,

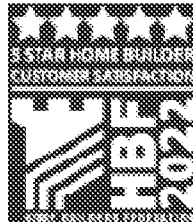
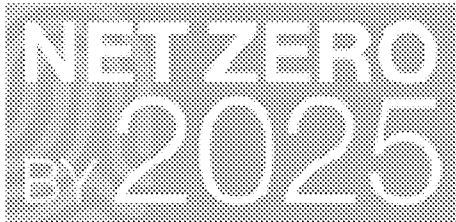
Sarah

Sarah Sutcliffe
Planning Manager

Thakeham House | Summers Place | Stone Street | Billingshurst | West Sussex | RH14 9GN | United Kingdom | Sat Nav RH14 9AD
www.thakeham.com



THAKEHAM



This communication is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that the unauthorized dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.