

[REDACTED]

Please upload the two attached drainage drawings together with the surface water network document onto Ocella for planning application **A/76/20/PL**.

I have attached a copy of the Action Sheet for you.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]

Michael

Below and attached is the additional information on drainage requested by Laura Gibbons. Our consultant has emailed her directly.

Kind regards

Rob

Robert Clark
Head of Planning
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

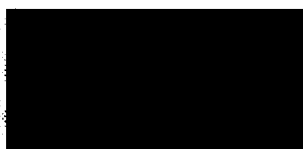
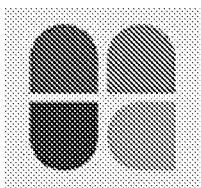


Hi Rob,

As referred to in my previous email, please find below and attached the additional information provided to Laura following her comments.

Kind regards

Stuart Burnett
Engineer

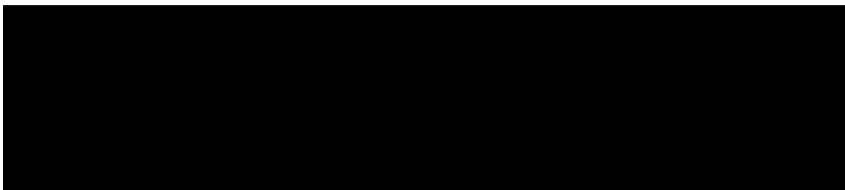


Bright Plan Civils, Transport Planning and Civil Engineering Consultants

Bright Plan Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF

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Hi Laura,

Thanks for your email and prior warning of the holding objection. Rob Clark from Persimmon forwarded this on to us shortly after you, in addition to a couple of additional comment which followed slightly later (5. and 6. below). Unfortunately, we are not going to be involved with this site moving forwards at detailed design. We do a lot of work with Persimmon at planning, although have not been awarded the scheme moving on, therefore this will be picked up by somebody else.

Despite this, please find attached a detailed catchment plan in both .dwg and .pdf format. Should you have any questions concerning this please do not hesitate to let Mark or I know. I also attach sections as requested, again should you require further detail or clarification, please feel free to ask.

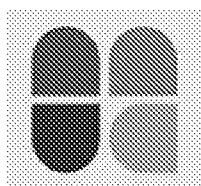
I have provided a couple of comments, below as well in red.

1. Catchment area plan to enable verification of provided calculations, preferably in dwg format. Please find attached the requested catchment plan in .dwg format, along with updated calcs which have been rounded up in terms of the catchment for a 'worst case'. It is worth pointing out that at present we have allowed/catered for 100% of the impermeable area(s) on site, as well as there being climate change and urban creep allowances. Obviously at detailed design this will be refined, and areas such as private paths and/or patios will not likely be draining to the pond. The fact is, not all of the area(s) currently allowed for will drain to the pond/reach the pond there will be areas which drain naturally to landscaped areas etc. There is also freeboard provided in the pond, where 'peak' water levels are concerned.
2. Cross sections of attenuation basin, detailing offset of basin to surrounding features, including adjacent ordinary watercourse. An unobstructed 3m buffer should be provided around the attenuation basin. There is a buffer around the pond of at least 3.00m, with the exception of to the south of the pond where it is slightly reduced owing to the re-grading works associated with the watercourse. This has not been detailed out at present, and is a point for detailed design. It is demonstrated, however, that the pond can be maintained with the buffer that is provided in all other areas.
3. Flotation calculations demonstrating that a safe basin design can be achieved in the given footprint and provide the required free volume for water storage. We have not produced flotation calcs and are of the view that this should be a matter for detailed design. What has been demonstrated is that there is sufficient storage provision with the pond to accommodate a 1-in-100-year event, inclusive of climate change and urban creep allowances. Ultimately, any additional excavation works associated with the pond to line this will need to be done so that the storage depth is not reduced – i.e. the pond will need to be dug out deeper in order to line so that the finished base depth is set at the level required in order to provide the volume of storage necessary.
4. Revisions to landscaping plans to move trees out of the attenuation basin- currently acers for example are proposed within the basin extents. This is not acceptable as the basin will have to be lined. Please ensure that all root potential areas are outside of surface water drainage feature extents. No comment – for others.
5. evidence that a 3m buffer is provided throughout the site to the southern watercourse (N.B. 3m is measured from the top of bank of watercourse). As mentioned above, where the watercourse passes adjacent to the pond along the southern boundary, it is not possible to provide a 3.00m buffer – it is slightly reduced here. As we move past the pond (to the west towards the outfall location where the culvert is located) it opens back up again. Essentially, we have a 'pinch point' by the pond.
6. Written assurances that should discharge to the watercourse be necessary that works will be completed to ensure the receiving watercourse and culvert are in an appropriate condition. These works should be in accordance with the works previously detailed in discussions with ADC and included as an appendix to the strategy submitted. Although we cannot provide reassurance of this, Persimmon have acknowledged the previous request that remedial works/improvements will be required if the culvert is to be utilised. As we are not going to be involved in the detailed design work associated with this site, we can only pass this information on.

I hope that the above and attached will assist with the holding objection at this time – should you find there is anything else that is needed in order to address the concerns, please do not hesitate to get back in touch.

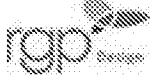
Kind regards

Stuart Burnett
Engineer



Bright Plan Civils, Transport Planning and Civil Engineering Consultants

Bright Plan Civils, 2 West Barn, Norton Lane, Chichester, PO20 3AF



Hi Stuart,

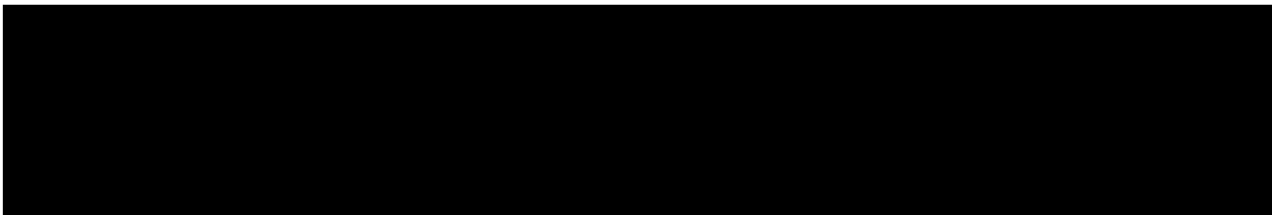
I hope you are well, presume that you are still working on Dappers Lane for Persimmons. I have just sent a holding objection to planning (attached for reference). I need the following information provided:

1. Catchment area plan to enable verification of provided calculations, preferably in dwg format. (I know you gave the overall impermeable areas, it would just be good to see this broken down to verify that you have taken all of the bits that you need to into account)
2. Cross sections of attenuation basin, detailing offset of basin to surrounding features, including adjacent ordinary watercourse. An unobstructed 3m buffer should be provided around the attenuation basin. (These can be quite rough, just need to see top of bank of each feature shown really at this stage, this also facilitates my review of the attenuation volume provided)
3. Flotation calculations demonstrating that a safe basin design can be achieved in the given footprint and provide the required free volume for water storage.

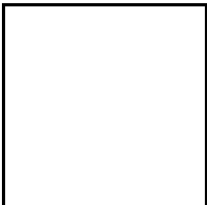
This info is required for me to verify that you will be providing enough space for surface water drainage.

Any questions please let me know.

Kind regards,



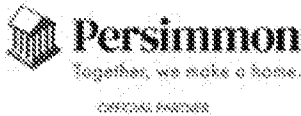
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