

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 October 2019 08:57
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/103/19/RES

From: Laura Gibbons [REDACTED]
Sent: 16 October 2019 13:49
To: Planning.Responses [REDACTED]
Cc: Raymond Cole [REDACTED]
Subject: RE: Planning Consultation on: BE/103/19/RES

Engineers Comments Regarding Surface Water Drainage

Following a review of the documents provided it is requested that further information is to be provided prior to determination. The following points require attention:

1. The groundwater results referenced in this application are not up to date, we have previously received results which indicate higher groundwater. Nor has FULL winter groundwater monitoring been completed. There are two options going forward;
 - a. Complete full winter groundwater monitoring and use the results to inform the surface water drainage design.
 - b. Assume groundwater is at ground level and use this as the basis for the surface water drainage design.
2. No calculations have been provided. Please provide calculations that demonstrate the following;
 - a. That there is adequate capacity for surface water within the proposed layout.
 - b. Greenfield runoff for the proposed impermeable areas.
 - c. A minimum of a sensitivity check for a surcharged outfall, with water levels at bank or near bank level.
3. It is not stated whether or not the size of the detention basin allows for buoyancy resistance measures (given the high groundwater levels). Please clarify whether or not this has been accounted for and provide calculations to demonstrate that there will be sufficient capacity at the proposed location.
4. If a lined attenuation feature is to be used then no tree root potential areas should extend into the vicinity of the liner. (Given the proposed soft landscaping proposals).
5. There should be a 3m easement from each of the watercourses on the boundaries, in addition there should be a 3m buffer around the detention basin. There appears to be a proposed garage for plots 18 and 19 which is too close to both the watercourse and the detention basin.
6. Oversized/storage pipes are not considered SuDS. It is expected that storage should be provided in open features.
7. The applicant is encouraged to consider using a treatment train for the northern network. The proposed swale will provide insufficient water treatment.
8. To clarify, the FRA was not approved under the outline application and to repeatedly state that it is an 'Approved FRA' is misleading.

Sarah Burrow
Engineering Assistant

From: planning.response [REDACTED]
Sent: 01 October 2019 10:51

To: Land Drainage [REDACTED]
Subject: Planning Consultation on: BE/103/19/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: BE/103/19/RES

Registered: 1st October
2019

Site Address: Land west of New Barn Lane Bersted PO21 5DN

Grid Reference: 491665 101068

Description of Works: Approval of reserved matters following the grant of BE/77/16/OUT and BE40/18/PL for 50 No. residential units with associated roads, drainage & other related infrastructure.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 31-OCT-19.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email
