

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 March 2021 09:43
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/27/21/DOC

Amanda Scholes

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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 09 March 2021 13:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/27/21/DOC

Dear Raymond,

Thank you for consulting us regarding the application to discharge condition 10, we have the following comments:

1. No completion report has been provided. A completion report should be submitted which includes details of who has reviewed the drainage, their qualifications and how they are independent (i.e. not the designer or builder). The completion report should also include evidence of how drainage construction was supervised by this independent engineer, i.e. dates of visits, photos from visits.
2. The as built survey doesn't include the invert level of the pond. Please include this.
3. There are numerous pipes on the as built drawing which do not include pipe fall or diameter. Please ensure that all pipes are labelled with diameter and fall.
4. There are clearly a number of differences between the approved drawing and what has been constructed. Each of these differences should be discussed by the independent engineer, including an assessment of whether they believe this will affect the functionality of the drainage. Some of these differences are noted below.

- a. The drainage arrangement in the car park is completely different to that designed.
 - b. Pipe diameters at the downstream extent of the car park drainage are significantly less than in the design. I.e. 150 and 225 mm diameter, rather than 300, 450 and 600mm diameter as designed.
 - c. The carpark appears to have been constructed significantly lower than that approved, i.e. gulley cover levels 1.98mAOD at lowest, rather than 2.830m as per the drainage design. These cover levels are lower than the water levels in the 30 year return period event.
 - d. Linear drainage channels have been installed which were not included in the design. The applicant should submit a revised maintenance manual.
 - e. The pipe between MH4 and 5 is indicated to be 300mm diameter at 1:500 on the as built drawing, the design was for a 600mm diameter pipe at 1:500. The as built drainage does not achieve minimum falls and is likely to cause surcharging and flooding upstream.
5. The differences in as constructed drainage are so significant that we request that updated calculations based upon what has been built are provided. If this demonstrates that the constructed drainage fails to meet policy requirements then alterations will have to be agreed and made on site.

Once this information has been provided we will likely want to make a site visit to look at the as constructed drainage.

Please re-consult us once further information has been provided.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



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

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 25 February 2021 16:04

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: BE/27/21/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BE/27/21/DOC
Registered: 23rd February 2021
Site Address: Lidl Great Britain Ltd Land at Phase 1A Oldlands Farm Bognor Regis PO22 9NN
Description of Works: Approval of details reserved by condition imposed under ref BE/126/19/PL relating to Condition No 10 - surface water drainage.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **11th March 2021**.

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.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

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