

From: Laura Gibbons
Sent: 20 March 2019 13:48
To: Planning.Responses
Cc: David Easton
Subject: RE: Planning Consultation on: BE/37/19/PL

Engineers Comments Regarding Surface Water Drainage

The proposed revised layout provides an opportunity for the previous conflicts between landscaping proposals and surface water drainage to be resolved. Because construction has commenced I would not wish to recommend the acceptance of this application without the proposed surface water drainage scheme being fully agreed. I have the following comments on this application.

1. There are significant errors in the determination of impermeable areas. Poor delineation has occurred, with numerous footpaths, driveways, etc. missed. Based on a sample review I believe that impermeable areas have been underestimated by approximately 15%. This must be corrected. When revised, please can the drawing be provided in CAD format, this will aid the speed of my review.
2. There are then further errors between the areas stated on plan and those in calculations. Please ensure once the impermeable areas plan is corrected that the calculations are updated accordingly.
3. The proposed layout of the southern attenuation tank has been revised, with the previously approved route protection barrier removed. This is as a result of the removal of trees from the revised proposals, this will provide a simpler approach. However, significant shrubbery is proposed directly over the tank. Given the relative shallow depth of the tank I have concerns regarding this. The shrubs proposed do not directly align with the list of suitable planting provided within Sewers for Adoption. Please ensure that no shrubs are proposed to be located directly over attenuation tanks and please ensure that the shrubs which are proposed are in line with Sewers for Adoption.
4. Please ensure that the northern attenuation tanks and shrub proposals are also reviewed.
5. There is conflict between Landscape proposals LIN22251 11D Sheet 6 and the drainage design (Drainage Design 99 unit scheme- sheet 1 (Alternative Approach)). Specifically at SW16 which is also the proposed location for 1No Betulla albosinesis. A catchpit manhole cannot be constructed at the same location as a tree. Please remove the proposed tree.

I will review the proposals further once this information has been provided and plans have been updated.

Regards,

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

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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 12 March 2019 16:05
To: Land Drainage
Subject: Planning Consultation on: BE/37/19/PL

To: **Engineers (Drainage)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015**

Planning Permission

APPLICATION **BE/37/19/PL**

NO:

Registered: 27th February
2019

Site Address: Land west of New Barn Lane Bersted Bognor Regis

Grid Reference: 491571 101058

Description of Works: Erection of 99 No. dwellings together with landscaping, open space & associated works. Access to be taken from New Barn Lane (alternative scheme to BE/29/19/PL).

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 11-APR-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 Mr D Easton who can be contacted on

telephone number 01903 737619.

Regards
Planning Officer

consultee_email
