

Nicola Moore

From: Simon Davis
Sent: 24 July 2019 15:12
To: Nicola Moore
Subject: FW: Site 6, Chichester Road, Bersted - Drainage

Ref BE/84/19/PL

From: Anna Harper [REDACTED]
Sent: 24 July 2019 15:05
To: Simon Davis [REDACTED]
Subject: Site 6, Chichester Road, Bersted - Drainage

Dear Simon,

Further to our recent correspondence regarding the application recently submitted at Site 6, Chichester Road, Bersted, please find below, confirmation from our drainage consultant that the scheme conforms with the drainage strategy originally designed.

I appreciate validation of this application is pending, however please do let me know if you require anything else.

Kind regards,

Anna

Anna Harper
Development Manager

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey KT22 7UE

From: Faulkner, Oliver [REDACTED]
Sent: 24 July 2019 13:19
To: Anna Harper <[REDACTED]>
Subject: [EXTERNAL] RE: Bersted Phase 4C - Technical Note

Hello Anna,

I've had to do some more digging on this compared to the previous phase amendments, so my apologies for the delay. In regards to the proposed layout, I have analysed the drained impermeable area, and determined that a total of 2058m² will be drained into the surface water network:



This represents a density of 60%, based on the site area of 3435m² shown in the extract below:



The drainage strategy and flood risk assessment for the site, submitted with the original planning back in 2010, was developed on the assumption that 60% of the developed site would be impermeable:

5.4.3 The proposed development comprises a residential development covering approximately 12.8 ha, with approximately 7.71ha (60%) of impermeable area. The impermeable area across the site has been assessed and is indicated on Figure 4A and 4B provided in Appendix D.

I'm afraid the total file size for the FRA document is >100mb, however it should still be available to the planners as part of the outline consent for the wider site development. As shown above, the proposed amendments to the phase meet the requirements of the drainage strategy, and comply with the limitations on density to which the surface water drainage system was designed. As such, there should be no negative impacts from the proposal.

Kind regards,

Oliver

Oliver Faulkner
Principal Engineer



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