

Simon Davis

From: Grace Palmer <[REDACTED]>
Sent: 23 August 2021 15:57
To: Simon Davis
Cc: Lauren Wiltshire; Polly Murray
Subject: RE: Planning Re-Consultation on: BN/98/21/DOC
Attachments: 108.5009.751.A.pdf; 108.5009.519.pdf; 108.5009.551.D.pdf; 108.5009.520.pdf; 108.5009.504.C.pdf; 108.5009.502.C.pdf; 108.5009.503.D.pdf; 108.5009.505.B.pdf; 108.5009.552.pdf; 108.5009.506.C.pdf; 108.5009MMS2 Land a Fontwell Avenue, Eastergate -SuDS Management and Maintenance Plan (BOUND) (1).pdf; 108.5009.500.pdf; 16695 Letter Report_ISSUE (1).pdf; 210816_DD504DS01_Drawing Issue Sheet.pdf; DD504L03B-Detailed Planting Plan 3 of 8.pdf; DD504L04B-Detailed Planting Plan 4 of 8.pdf; DD504L07B-Detailed Planting Plan 7 of 8.pdf; DD504L09B_Planting Details.pdf; DD504L08B-Detailed Planting Plan 8 of 8.pdf

Categories: For future upload

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Good afternoon Simon, I hope you're well. Following consultation with our engineer at Paul Bashams please see below in pink the responses to queries raised by your drainage engineer to suffice their concerns. Attached are the drawings mentioned below, please let me know if you have trouble accessing any of this information and I will try issue another way.

Engineers Comments Regarding Condition 10

- No construction detail drawings have been supplied. 108.5009.551 & 751 Construction details drawing now provided. Cross section A-A drawing no: 108.5009.552 (attached)
- An impermeable areas plan has not been supplied. Drawing 108.5009.519 & 520 created (attached)
- 10 year plus 40% climate change event calculations are required to evidence that incoming invert levels are set above the 10 year plus 40% cc water level. A review of calculations will be completed once further information has been supplied. Calculations updated to suit. Please find link to updated calculations here: [1-10 Calcs](#)
- It is clear that infiltration structures have been deepened to attempt to meet minimum cover requirements. The Environment Agency and Portsmouth Water should be consulted on proposals due to the sites location within a source protection zone. Infiltrating devices are located at various depths between 1.1m and 2.57m. The designs have been sent to both the E.A and Portsmouth Water. They will require a formal consultation from the Local Planning Authority.
- The infiltration device for plots 24 and 25 has insufficient cover depth. 300mm cover is considered acceptable within a private garden. 600mm minimum cover in the carriageway across the design.
- We note that no permeable paving is shown on the drainage layout. Permeable paving is shown on the surface finishes drawing. Please ensure there is consistency. Permeable paving should be being provided

where possible, proprietary treatment devices should be a last resort. Permeable paving shown on drainage layout

- The drainage layout needs to be more detailed, i.e. include details of the pipe networks e.g. pipe diameters, falls, manhole cover and invert levels, catchpits, etc. Drawing 501-506 have been updated to suit and are attached.
- ✧ There is significant conflict between the proposed landscaping plans and the proposed drainage. This must be resolved so that trees are not proposed over pipes or crates. Updated landscape plans attached, resolving clashes with proposed trees and soakage crates this has been overlaid by engineer to check also.
- ✧ We once again request that the applicant reviews our surface water drainage checklist which details the level of information we require for a discharge of conditions application. The checklist can be found here: [Drainage Planning Consultations | Arun District Council](#) We have reviewed the checklist and in addition to the above comments we have also included the overland flow diagrams ref drawing 108.5009-500

Engineers Comments Regarding Condition 11

Until the surface water drainage design has been finalised we cannot recommend discharge of this condition. Details of how the maintenance of drainage in communal areas will be funded is required. SuDS Management and Maintenance Strategy attached.

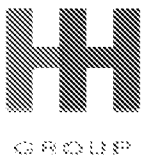
I hope the above is sufficient enough to resolve these issues and discharge these conditions but please do not let me know however if you require anything else. I look forward to your response.

Kind regards

Grace Palmer
Technical Manager

Hampshire Homes Group

8 Chatmohr Estate | Crawley Hill | Nr Romsey | Hampshire | SO51 6AP



From: Lauren Wiltshire <lwiltshire@hampshirehomesgroup.com>

Sent: 11 August 2021 20:47

To: Grace Palmer [REDACTED] Polly Murray [REDACTED]

Subject: FW: Planning Re-Consultation on: BN/98/21/DOC

Hiya,

From Simon below.

Lauren Wiltshire



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 10 August 2021 15:30
To: Lauren Wiltshire 
Subject: FW: Planning Re-Consultation on: BN/98/21/DOC

Dear Lauren,

Please see below comments from our drainage engineers to conditions 10 & 11. Please note that we are also seeking advice from Portsmouth Water and the Environment Agency so they may have further relevant comments.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
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From: Laura Gibbons <laura.Gibbons@arun.gov.uk>
Sent: 10 August 2021 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: BN/98/21/DOC

Engineers Comments Regarding Condition 10

- No construction detail drawings have been supplied.
- An impermeable areas plan has not been supplied.
- 10 year plus 40% climate change event calculations are required to evidence that incoming invert levels are set above the 10 year plus 40% cc water level. A review of calculations will be completed once further information has been supplied.
- It is clear that infiltration structures have been deepened to attempt to meet minimum cover requirements. The Environment Agency and Portsmouth Water should be consulted on proposals due to the sites location within a source protection zone. Infiltrating devices are located at various depths between 1.1m and 2.57m.
- The infiltration device for plots 24 and 25 has insufficient cover depth.
- We note that no permeable paving is shown on the drainage layout. Permeable paving is shown on the surface finishes drawing. Please ensure there is consistency. Permeable paving should be being provided where possible, proprietary treatment devices should be a last resort.
- The drainage layout needs to be more detailed, i.e. include details of the pipe networks e.g. pipe diameters, falls, manhole cover and invert levels, catchpits, etc.
- There is significant conflict between the proposed landscaping plans and the proposed drainage. This must be resolved so that trees are not proposed over pipes or crates.

We once again request that the applicant reviews our surface water drainage checklist which details the level of information we require for a discharge of conditions application. The checklist can be found here: [Drainage Planning Consultations | Arun District Council](#)

Engineers Comments Regarding Condition 11

Until the surface water drainage design has been finalised we cannot recommend discharge of this condition. Details of how the maintenance of drainage in communal areas will be funded is required.

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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