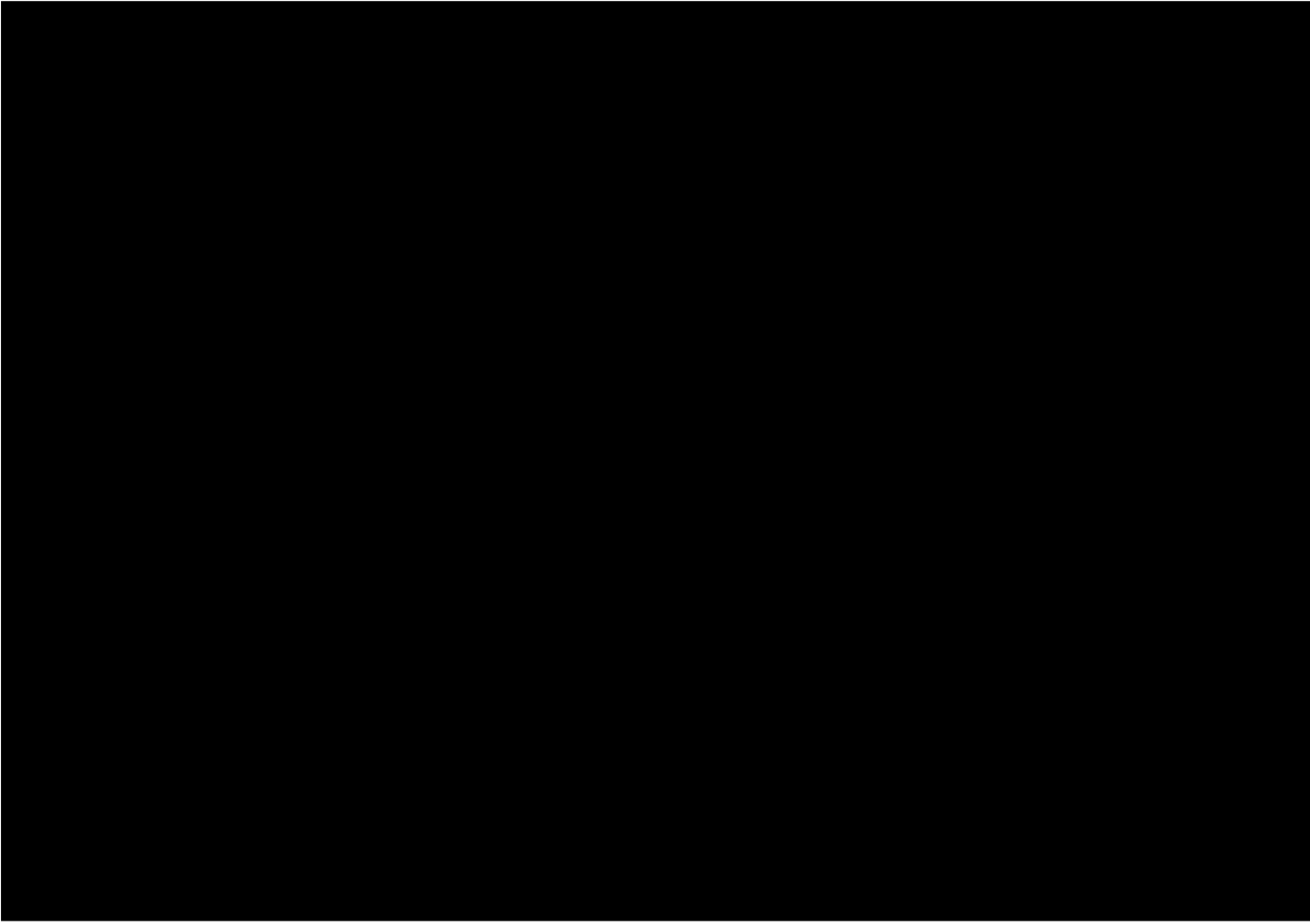




From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 12 October 2021 15:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/48/21/RES

Engineers Comments Regarding Surface Water Drainage

The application includes a surface water drainage strategy. Please do NOT list this or any of the associated drawings as approved.

The surface water drainage strategy looks to utilise attenuation. The proposals include some winter groundwater monitoring, we wish to highlight that the monitoring has not been completed over a full winter period. Further winter groundwater monitoring October to March inclusive will be required to support detailed design. The groundwater monitoring locations should be targeted to reflect the proposed drainage strategy. Even if attenuation is accepted winter groundwater monitoring at the location of proposed basins and accompanying floatation calculations will be required.

The infiltration testing completed was completed outside of the winter, i.e. in May and June. Groundwater was not found to be shallow throughout the site, we would therefore request that further winter infiltration testing completed above peak groundwater level is completed to identify if some regions of the site will support infiltration.

It is apparent that the downstream network requires some work. It is unclear whether the network has adequate capacity to receive the proposed flows. The proposed drainage strategy is for all discharge to be directed to one

location, it is not believed that this reflects the natural catchments. Evidence of existing catchments of the field should be submitted.

It appears that basins are proposed in close proximity to site boundaries, and that proposed trees are very close to basins. Root potential areas of trees should not overlap with basins.

We wish to raise a holding objection at this time. Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. An infiltrating surface water drainage solution should be considered at this stage, with factors of safety applied to infiltration rates that are currently available. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

To demonstrate that there is adequate space for surface water drainage within the proposed site layout please can the applicant submit:

- Indicative cross sections of proposed basins (two perpendicular sections per basin) showing the size of basins, slopes, maximum water levels, and surrounding ground levels.
- Catchment delineation for the undeveloped field, to show what area drains to the east currently.
- An assessment of greenfield runoff for the catchment which would drain to the proposed point of discharge.
- Preliminary floatation calculations and depths of material required to resist floatation at basins.
- Evidence that the receiving network has capacity to receive additional flows.
- A buffer plan showing 3m clear maintenance buffer around all proposed basins and watercourses/ swales.
- A plan showing that basins are clear of root potential areas.

We would also request that the following condition is applied to this application.

ENGD1

“Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.”

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



T: 01903 221374

E: laura.gibbons@arun.gov.uk or [REDACTED]

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

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

Sent: 07 September 2021 14:49

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

Subject: Planning Consultation on: CM/48/21/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: CM/48/21/RES

Registered: 7th September 2021

Site Address: Land to the West of Church Lane South of Horsemere Green Lane Climping

Grid Reference: 500058 102025

Description of Works: Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.

The Council have received the above application.

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

Should you have any comments to make, these should be sent by replying to this email by 7th October 2021. You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider
<https://www.arun.gov.uk/planning-application-comments>

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

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

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

Telephone: 01903 737772

Email: michael.eastham@arun.gov.uk

PLCONSULT (CDS) 2020