

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Frances Young [REDACTED]
Sent: 02 December 2024 11:41
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: Toddington Lane Planning Application (ref. LU/246/24/PL) - FRA and Drainage Strategy

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Hi Kathryn

We are not in a position to reconsult at this stage so it is probably better if we continue to try to contact West Sussex ourselves.

I'll keep you updated.

Regards

Frances

Sent from my iPhone

On 2 Dec 2024, at 11:17, Kathryn Welch <Kathryn.Welch@arun.gov.uk> wrote:

Dear Frances,

Unfortunately I don't have a contact at WSCC LLFA. The only way I can contact them would be for me to upload the additional details and formally re-consult. Is all of the information you wish to include attached below? Should they still come back with an objection it may result in refusal of the application.

Kind regards,

Kathryn Welch

Senior Planning Officer, Planning Department

T: 01903 737789

E: kathryn.welch@arun.gov.uk

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<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.jpg>

From: Frances Young [REDACTED]

Sent: 29 November 2024 11:57

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Sammy Gearing [REDACTED] Harry Hawkins
[REDACTED]

Subject: Toddington Lane Planning Application (ref. LU/246/24/PL) - FRA and Drainage Strategy

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Good morning Kathryn

Toddington Lane Scheme - FRA and Drainage Strategy

As you are aware, Green Structural Engineering (GSE) has been trying to arrange a call with West Sussex County Council to discuss their comments on the Toddington Lane Scheme. As GSE have not as yet been able to arrange a call/meeting, could you please forward the comments/queries below to your contact, and request that they contact Harry Hawkins (copied in) to discuss these further, so that an amended FRA and Drainage Strategy can be provided asap. Harry's contact number is [REDACTED]

Objection	Response
Surface water sewer — no in principle agreement from owner of the asset	Further details to be provided on the proposed drainage agreement.
The application must provide water quantity benefits in open, at the surface or above ground SuDS - Objection: Water butts proposed in DS but not on layout? Please provide justification.	The proposed layout will be updated to show water butts.
The application must provide biodiversity benefits or demonstrate why this is not achievable (lack of space will not be accepted). The application must provide amenity benefits or demonstrate why this is not achievable (lack of space will not be accepted). Objection: please provide justification.	The only communal open space that could accommodate above ground storage that will provide the biodiversity/amenity value requested is adjacent to Units 1 and 2. As the site is elevated from the surroundings, this area will need to be banked steeply to account for the level difference, therefore it is not possible to locate above ground surface water storage here. External levels design will be provided illustrating this.
Include appropriate climate change allowance for the lifetime of the development (including 3.33% AEP design) for storage volumes. Objection: please provide information.	Calculations have already been included showing the 1% AEP event, including climate change does not flood, a more intense storm event. Calculations will be provided for this event regardless, including a 45% climate change allowance.
Use up to date FEH2022 rainfall parameters in any modelling scenarios. Objection: please update calculations.	The calculations provided have been undertaken using Micro Drainage. Micro Drainage does not allow for updates post 2020. The FEH input information used is 2022, however, as the version of Micro Drainage is older than 2022, the software assumes the inputs are older, when in fact the latest FEH2022 rainfall parameters have been used.
Drawing needs to show the final design (but not construction issue or preliminary issue)	Can West Sussex CC please clarify what status they want these drawings to show.

<p>Updated supporting calculations required to show; 50% AEP rainfall event does not surcharge in the drainage network.</p> <p>3.33% AEP rainfall event plus climate change does not flood outside the drainage network which is designed to hold water.</p> <p>1% AEP rainfall event plus climate change does not leave the application boundary or flood any part of a building, utility plant susceptible to water (e.g. pumping station or substation) within the development boundary, the appropriate climate change allowance must be included</p>	<p>Calculations will be provided for the 50% AEP event. However, surcharge will be present downstream of attenuation/flow control devices, as per the intention of these features for holding water back. There is an instance where there is surcharging by the channel drain at the site boundary. This is unavoidable due to the pipes shallow nature, which is dictated by the invert level of the proposed discharge position.</p> <p>3.33% AEP calculations with 45% climate change to be provided.</p> <p>1% AEP calculations with climate change allowance have already been provided confirming this.</p>
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<p>Flood resistance and resilience must be included in the design. A minimum of 300mm must be provided between the design flood event and the finished floor level</p> <p>A minimum of 150mm above external ground levels and shown that they are sloping away from vulnerable areas such as doorways</p> <p>Exceedance of the design 1% AEP rainfall event plus climate change (or failure of the drainage network) must be shown on a drawing, minimising impacts to people and property. This drawing will include proposed external ground levels, finished floor levels and any designed slopes on impermeable surfaces such as highways or car parks.</p> <p>½ drain down times need to be submitted and show that they are within 24 hours (or 11 within 48 hours for features that are lined e.g. lined tanks or lined basins)</p>	<p>The drainage system will be free from flooding for the 1% AEP event, including climate change, as shown on the calculations. There are no external sources of flooding that will affect the development, as documented in our report.</p> <p>External levels to be 150mm below FFLS along buildings, except at entrances, external levels design to be provided illustrating this.</p> <p>External levels design will be provided, however, exceedance routes were already shown on the strategy plan.</p> <p>½ drain times to be calculated and submitted.</p>
<p>The drainage calculations must be shown to include a surcharged outfall to a watercourse or sewer. This surcharge level must be the 1% AEP flood event of the receiving watercourse if known or bank full if not already hydraulically modelled.</p>	<p>Calculations to be updated and resubmitted reflecting this.</p>

Appropriate easements (to the adopting authority standard) to SuDS features should be shown on a drawing, this will be a minimum of 3m	Please can West Sussex CC clarify, there are no adopted features proposed, nor are there features that would require an easement.
<p>A high-level assessment of how water quantity and water quality will be managed during the construction phase is required.</p> <p>Identifying high level assumptions such as need to discharge to a sewer or watercourse will appropriate pollution measures.</p>	Further details will be provided.

Thank you for your assistance.

Regards

Frances Young

Frances Young BSc(Hons) MPhil MA(UD) MRTPI CIHCM AIEMA
 Planning Director
 SY2 Planning

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