

From: Laura Gibbons
Sent: 06 December 2018 14:58
To: Planning.Responses
Cc: Michael Eastham
Subject: Planning Consultation on LU/345/18/DOC

Engineers Comments Regarding Condition 10

I cannot see that anything has changed from the Surface Water Drainage Strategy that Mayer Brown provided on the 9th October, in fact the version number is the same. I had the following comments in October:

“Thank you for sending through that information. I have the following comments regarding the pre-demolition rates:

1. No connection between Outfall 5, 6 and 7 the lakes and reservoirs to the Norway ditch was proven in the drainage survey. I would therefore like to see these removed from the 1 in 1 year calculations for the site (we don't know what the capacity of the lakes would have been but I would imagine they'd take a decent volume of water). This equates to 163.5 l/s
2. The pond between catchment 3 and the Toddington ditch was not included in the calculations, therefore the rate of 301.4 l/s is far too great in my opinion.

If we discount the runoff in points 1 and 2 above we get a 1 in 1 year discharge of 340.47l/s. This is greater than what you are proposing. And some discharge from catchment 3 would have occurred, so the figure would be something greater than 340.47l/s.

To summarise, as the pre-development rates are greater than the rates you propose I am happy.

Regarding the discharge rates from individual parcels:

I note that you state that there are no controls in the interlinked parcels B4, C1, C2, C4 and roads and you are using this as justification for allowing an uncontrolled discharge from these parcels. I am not happy with this, it is possible that you are causing a greater flood risk downstream as a result. As discussed in the meeting I am keen to see you stating maximum values from each. If physical controls aren't currently used then I am keen to push for them to be constructed. The only other way I will accept no physical control devices being installed is by you demonstrating that the maximum flow from the networks doesn't exceed the maximum value for that parcel as a result of pipe diameters constricting flow. This will require you modelling the networks in microdrainage and running various return periods and storm durations.

What about parcel B2 where discharge is proposed to be free? What is the justification for this?

Please feel free to give me a call should you have any questions.”

These comments have not been resolved. There are still un restricted flows from B4, C1, C2, C4 and B2 despite my previous comments that this was inappropriate. I will re-iterate that either controls should now be installed or models run to show what the maximum flow from each parcel is based upon pipe diameters that have been constructed. And evidence submitted based on this that the total flow from the complete development does not exceed 285l/s.

Until such a time as this evidence is clearly supplied and the drainage strategy updated to follow this I am unwilling to recommend the discharge of this condition.

Engineers Comments Regarding Condition 11

No evidence has been submitted of formal written acceptance of the proposals to infill the watercourses shown in Figure 3.1 of the drainage strategy. Therefore, I do not recommend the discharge of this condition.

Engineers Comments Regarding Condition 12

A FRAP has been obtained from the Environment Agency to construct a headwall in the Black ditch. However, no evidence of the acceptance of infilling has been provided, nor for any over proposed structures. Therefore, I do not recommend the discharge of this condition.

Regards,

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

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 30 November 2018 11:04

To: Land Drainage

Subject: Planning Consultation on LU/345/18/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION LU/345/18/DOC

NO:

Registered: 28-NOV-18

Site Address: Land North of Toddington Lane Littlehampton BN17 7PP

Description of Works: Approval of details reserved by condition imposed under ref LU/47/11/ relating to Condition Nos 10 surface water drainage scheme, 11 future access to & maintenance of any watercourse or culvert, 12 discharge of any flows to watercourse, 13 foul water drainage system.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those

conditons relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 14th December 2018.

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 officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Thanking you in anticipation

Planning Case Officer
Arun District Council

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