

[REDACTED]

From: Michael Eastham
Sent: 13 December 2018 13:09
To: Planning.Responses
Subject: FW: Planning Consultation on LU/345/18/DOC
Importance: High

Please upload the email below and the two attachments from the applicant onto Ocella for LU/345/18/DOC.

Thanks,

Michael

From: [REDACTED]
Sent: 13 December 2018 13:04
To: Clark, Robert
Cc: [REDACTED]
Subject: RE: Planning Consultation on LU/345/18/DOC
Importance: High

Dear Laura,

Thank you for your comments below. Following your initial response our subsequent / updated report (dated 7th November) we did take your comments into account where we believed they were appropriate. (We certainly do not wish to give the impression we've ignored these and apologies if this is how it seems)

The paragraphs where amendments were made are highlighted in yellow on the attached DOC report_07.11.2018_Text only

Condition 10 – Surface Water Drainage
Discharge Rates (pre-demolition & proposed)

In the surface water Condition 10 Section:

- We have amended paragraphs 2.14 to 2.16 and 2.23 that cover the pre-development and post development discharge rates.
- We have 2.62 & 2.68 that deals with infiltration within the individual parcels

Restricted Discharges from Parcels

When we met a few months ago you requested that individual parcels are assigned a specific discharge rates. However there are a number of parcels where it is not practicable to achieve this.

Following our meeting we endeavoured to figure out a solution by analysing the micro drainage model but it is almost impossible to assign a specific rate unless individual controls are applied. We have highlighted on the attached pdf where these individual controls would be required before it discharges into the main carrier sewers. A total of 26 controls would be needed, and where controls are applied we then need to potentially add some upstream attenuation.

I believe you accept it is not practicable to apply 26 individual controls, but you requested us to justify the approach by creating individual micro drainage models for each location. We believe creating 26 individual micro drainage models would prove to be a superfluous exercise. The drainage networks within the 26 mini catchments are made up with a combination of 100dia, 150dia and 225dia pipes, which are expected for small catchments of no more than 1,000m2. Each of these mini catchments have already been designed MJA Consulting (contained in Appendix O) and we have 100% confidence that the pipes within these catchments are sized correctly / adequately and creating an individual model for each one is not a task we would normally undertake.

Modelling the main drainage runs and laterals is absolutely required and we have already created a large and pretty comprehensive microdrainage model of the drainage network that takes into account the drainage areas from each of these 26 locations.

With the above in mind we hope you agree that we do not need to assign specific discharge rates to the parcels in phase 2, which are listed in paragraph 2.26 of the updated report (including B2). Plus, there is no need to undertake additional modelling for the 26 individual catchments.

Condition 11 – Existing Watercourses & Culverts

The only watercourse and ditch affected by the proposed development will be the irrigation lagoon and its overflow, which are no longer required to serve the consented scheme. We understand that the ditch is not yet filled in and the works will form part of the future planning submission for the remaining section of phase 2 that extends into the wetlands.

We will liaise with our Client to find out if a specific application has been submitted to fill this ditch in. If not we will organise for one to be submitted asap.

Condition 12 – Consents

We are surprised by this response because we believe the Flood Defence Consent for the new outfall (granted by the Environment Agency) into the ditch would be adequate because it includes a description of the works and information on the new headwall.

Below is an extract from the flood defence consent describing what is allowed and we are at a loss as to why this is not considered adequate?

We'd be very grateful for some advice on how we can overcome this please.

Watercourse: Ordinary Watercourse within the River Arun Internal Drainage District

Location: Land south of Black Ditch, North Littlehampton, West Sussex

NGR: 503413, 104382

Description of works: Construction of 1 no. precast concrete surface water outfall (with railings and flapvalve) to take discharge from new development through 525mm diameter pipe.

For the following activities:

Construction of 1 no. surface water outfall

(1) Construction of 1 no. permanent precast concrete surface water outfall (with railings and flapvalve) to take discharge from new development through 525mm diameter pipe

As detailed on Drawings: 8140927/SK12, CV8140927/SK09 and SFA 10C
Headwall Plan

I trust the above is acceptable and will hopefully be sufficient to contribute towards the discharge to these planning conditions, specifically Condition 10 & 12

Please contact me if you wish to discuss this further or require additional information.

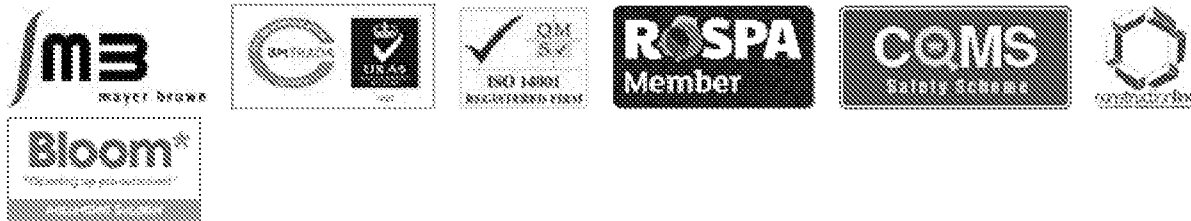
Regards,

Sean Foley
Principal Engineer
Mayer Brown Ltd

[REDACTED]

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From: [REDACTED]
Sent: 07 December 2018 16:01
To: [REDACTED]
Subject: FW: Planning Consultation on LU/345/18/DOC

Hi Sean
FYI. I haven't had a chance to review this yet but wanted to forward it to you in the first instance.

Kind regards

Rob

Robert Clark
Head of Planning
Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 06 December 2018 15:33

To: Clark, Robert
Subject: FW: Planning Consultation on LU/345/18/DOC

Hi Rob,

Please see the email below from ADC Drainage Engineers to LU/345/18/DOC.

I look forward to receiving the requisite information.

Kind regards,

Michael

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)

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
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Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



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

post_con_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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