



RESPONSE TO PLANNING COMMENTS INCLUDING CALCULATIONS – Rev. E

SIMPLY UK

HOOK ROAD, PAGHAM

CS&P REF: 9418

DATE: AUGUST 2024



A

INNOVATION IN THOUGHT AND STRUCTURE

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Document Control

Document Title:- Simply UK
Hook Road, Pagham
Response to Planning & Calculations - Rev.E

Project Number:- 9418

Directory and File Name:- P:\9418 Simply 800 Pagham Rd\Design\Response to Planning

Document Approval Originator : Lindsay Cunningham

Checked By Date: 01/08/24
Steven Hughes

Authorisation By Date:

<u>ISSUE</u>	<u>DATE</u>	<u>DISTRIBUTION</u>	<u>COMMENTS</u>
1	09/08/24	Design Team/Client	First Issue / DRAFT
A	23/08/24	Design Team/Client	Updated with Architects and Landscape Layout
B	11/11/24	Design Team/Client/Arun Council	Updated with latest Arun District Council comments
C	04/03/25	Design Team/Client/Arun Council	Updated with latest Arun District Council comments
D	22/08/25	Design Team/Client/Arun Council	Updated with latest Arun District Council comments
E	12/11/25	Design Team/Arun Council	Updated with latest Arun District Council comments

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Appendices

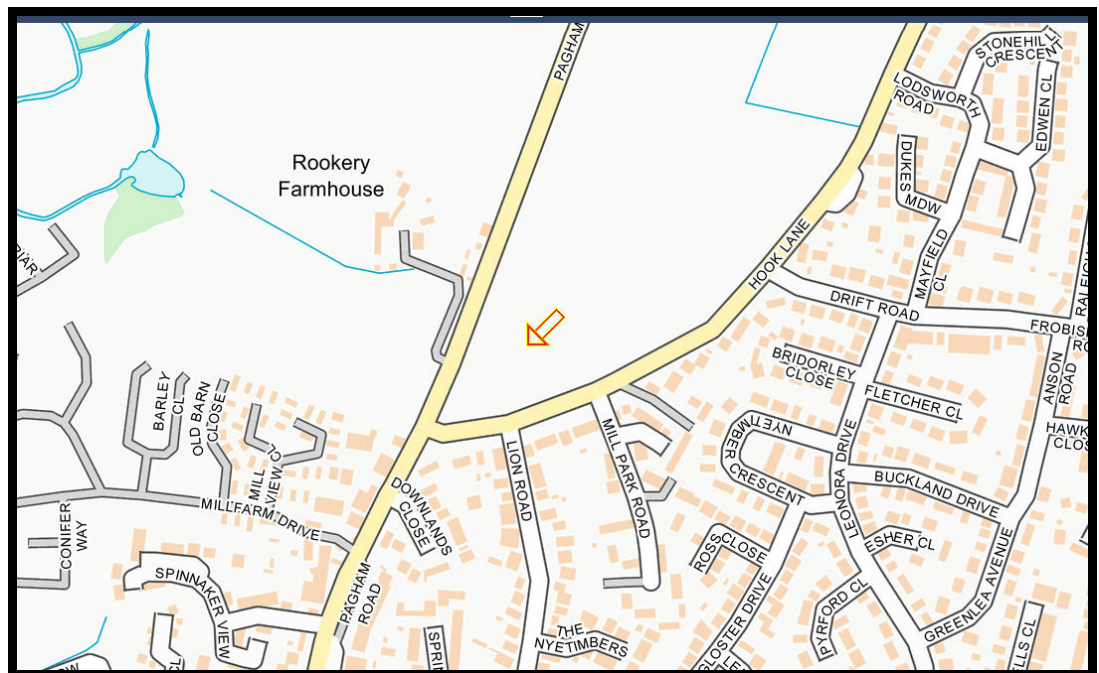
B -	Revised Flow Calculations for 1.89 l/s discharge
F -	Revised CS&P Drawings
H -	Graf Detailed Drawings
K -	CSP Drawing – Proposed Formation levels

1.0 INTRODUCTION

1.1 General

1.1.1 Charles Scott & Partners have been commissioned by Simply UK to assist with investigations and reporting on a proposed development for the Planning Application. This is in relation to any potential existing drainage and flooding issues to the proposed residential care home development near Hook Lane and Pagham Road, Chichester, PO21 3NY. We are to provide the comments within the body of an updated Calculations report to accompany Planning comments for the proposed facility.

1.1.2 The site is located at the corner of Hook Lane and Pagham Road, Chichester. The Ordnance Survey grid reference for the centre of the site is 489408, 98898 as shown on the Site Location Plan below. the National Grid Reference for the site is SZ 894988 / 8940898889. The nearest Post Code is PO21 3NY.



The site is bounded by Hook Lane to the south and east. Pagham Road is to the north and west. Open fields are situated to the north/northeast of the site. Residential properties are located along the southern boundary of Hook Lane and west of Pagham Road.

1.1.3 The proposal involves a new development of 3 storey, 80-bedroom care home with associated facilities.

1.1.4 Arun District Council Planning have provided a response in the form of the following points –

1. Run off Destination	Insufficient	Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

2.0 PLANNING CONDITION 9 – RESPONSE FROM CHARLES SCOTT & PARTNERS

2.1 Comment 5

The information provided in Appendix E indicates that the peak discharge from the site should be restricted to 1.89l/s whilst the proposals are to discharge at 2l/s. Whilst this is “only” 0.11l/s” increase it is important to ensure that the downstream network can accommodate this increase peak discharge into their system and therefore please provided confirmation of acceptance of this increased discharge.

We have revised the calculations and the drawing to reflect the 1.89 l/s discharge. This shows that the surface water network is sufficient to accommodate this slight increase in flow. Trust this answers this point. See Appendix B for details.

2.2 Comment 6

A. The tank detail on drawing 9418-C003-H still indicates conflicting information. The plan section indicates 2x 225mmdia. Or 3x150mm dia pipes whilst the section indicates a 300mm perforated distribution pipe.

E. As per comment to A.

I. The detailed design of these tanks is required to support this condition

A & E - We have provided revised drawings in Appendix F.

I - We have provided the detailed drawings in Appendix H.

2.3 Comment 8

G. (New Item - there appears to be clashes on the proposed drainage runs and trees SW-IC03.01 to SW-MH-02.01 and SWIC-01.03 to SW-IC01.04.

We have provided revised drainage drawings in Appendix F to ensure no clashes with trees. See Appendix F for details.

2.4 Comment 9

E. Subject to resolution of final points

We trust resolution of Comment 11 will finalise these points.

2.5 Comment 11

- B. Item is still outstanding please provide formation levels on plan for the permeable paving.

The minimum thickness of subbase is 300mm thick as shown on our drawings. The formation level is graded out to low points. Contractor will install pipes accordingly to suit services. We have revised a drawing to indicate the formation levels for the permeable paving in Appendix K.