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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 02 March 2021 09:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: P/132/20/RES

Dear Raymond,

Thank you for consulting us on this reserved matters application. 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. 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.

We have the following comments which we would like to see addressed prior to determination:

1. The proposed site layout includes the infilling of a watercourse which runs through the site. We do not support infilling or culverting of watercourses. Unless it is demonstrated that this watercourse is currently redundant we will not support proposals to infill it.
2. It is noted that a series of swales are proposed in close proximity to the existing watercourse mentioned in point 1 above. If it is proposed to bring the existing watercourse through the proposed drainage for the site it will be very difficult to evidence that the development is not increasing downstream flood risk unless controls are provided upstream of all connections into this swale. It is not clear from the drainage strategy

plan provided if this is the current proposal. Please can the applicant confirm if the proposed swales are for storage or are proposed to replace the existing watercourse and if flow controls will be in place upstream of all connections into this swale from the development.

3. We note that there are a lack of levels provided for many of the existing watercourses. These levels must be provided to evidence if the proposed invert levels of structures and connections are achievable.
4. A buffer plan should be provided evidencing that all proposed buildings/ features which will restrict access are at least 3m away from the top of bank of ordinary watercourse.
5. If the proposed swale referenced in point 2 above is proposed to replace the watercourse we will require a long section of the proposed swale to be provided to evidence if the proposals to divert the watercourse are acceptable, and therefore if the proposed site layout is acceptable. Levels of upstream and downstream watercourses and culverts must be provided.
6. We note that the conveyance swale closest to Pagham Road is proposed to have one side formed of a bagwork retaining wall. The proposed site layout should be sufficient to facilitate natural slopes at 1 in 4 for all basins and swales. The layout should be adjusted to achieve this and remove the requirement for a retaining structure.
7. The proposed drainage strategy shows all water discharging to one location. The surface water drainage strategy must follow existing natural catchments.
8. No calculations supporting the proposed discharge rates have been submitted to support the storage areas and high level strategy. Please can the applicant submit their greenfield runoff rate calculations. It should be noted that discharge should be restricted to greenfield QBar, with the contributing area reflecting the area which will be positively drained, not the entire site area.

The applicant should note the following points which will be required at detailed design stage.

- Results of winter groundwater monitoring must be submitted.
- Results of winter infiltration testing must be submitted.
- If it is proposed to line structures flotation calculations will be required to evidence that design has adequate resisting forces.
- If it is proposed to line structures it must be demonstrated that existing and proposed root areas are clear of all attenuation features.
- Detailed calculations, layouts and construction details must be supplied.
- Evidence of how adequate treatment of surface water prior to discharge must be provided. We would recommend the use of source treatment measures along with a further treatment train. I.e. permeable paving should be included.
- Land drainage consent must be obtained for proposals to alter, infill, divert, or discharge to ordinary watercourse.

Full details on our requirements for discharge of conditions can be found in our surface water drainage checklist which should be submitted with a discharge of conditions application.

Please re-consult us once further information has been provided to address points 1-8 above.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



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

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

Sent: 08 January 2021 10:19

To: Land Drainage

Subject: Planning Consultation on: P/132/20/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: P/132/20/RES

Registered: 8th January 2021

Site Address: Land north of Hook Lane Pagham

Grid Reference: 489562 99199

Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

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 11th February 2021. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Raymond Cole

Planning Officer- Arun District Council

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Email: raymond.cole@arun.gov.uk

PLCONSULT (ODS) 2020