

From: Simon Davis
Sent: 05 April 2022 10:12
To: Julian Evans [REDACTED]
Cc: 'Miles Hamilton' [REDACTED]
Subject: RE: Topo at Sefter Road ,Pagaham,PO21 3EE

Dear Julian,

I'm sorry it is too late to accept these i.e. no time for re-consultation.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Julian Evans [REDACTED]
Sent: 04 April 2022 10:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Miles Hamilton' [REDACTED]
Subject: FW: Topo at Sefter Road ,Pagaham,PO21 3EE

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Good morning Simon,

RE: P/15/22/DOC – Sefter Road

We are aware the condition discharge for both Outline Approval and Reserved Matters is anticipated for this week. Please contact me should you need to discuss anything on either submission.

However, in relation to the former, we are also aware that the drainage situation was scrutinised by your colleague, Laura Gibbons. A more detailed submission was issued on 14th March and since then further topographical survey has been undertaken and the Civil Engineer has further updated their design as per attached and email summary below.

This is not ideal being issued late but trust it proves the drainage scheme is valid.

Regards, Julian

Julian Evans (Director)

Alcove Architecture Ltd Registered in England, company number 8543375

From: [REDACTED]

Sent: 01 April 2022 16:49

To: [REDACTED]

Cc: 'Miles Hamilton' [REDACTED]; 'Julian Evans' <[REDACTED]>

Subject: RE: Topo at Sefter Road ,Pagaham,PO21 3EE

Hi David,

As a result of the revised survey and the LLFA consultee comments I now attach an appendix update with the additional information.

This email is a follow up to our Technical note dated 11th March 2022 and as such will need to be referred to accordingly.

For ease of reference I've referred back to the consultee comments addressed within this email for clarity. Responses are in red below.

'We note that the levels of the ditch are shown to drop away sharply nearly the point of proposed connection. Please check all ditch levels on site. Please also provide downstream culvert invert levels, as well as soft and hard bed levels of the watercourse. An extended outfall pipe is proposed to get the discharge to the area where the watercourse is deeper. However, it may be that soft bed levels are shown upstream and that a discharge point closer to the hydrobrake and drainage features is actually achievable with necessary maintenance completed to the watercourse'. Cadmap conducted a survey of the ditch in March 2022. The updated survey indicates a bank level of 2.95m A.O.D and standing water within the watercourse as 3.09m A.O.D near the proposed hydrobrake control. Connectivity via gravity is feasible at this location and as such the drainage scheme outfalls have been reviewed accordingly. The network model has been reassessed assuming surcharging of the outfall to the top of bank level (circa 4.9m aod). The revised modelling with the surcharged outfall indicates negligible flooding at the pond (approximately 0.383cu.m) for the peak 1 in 100 year storm event with additional 40% allowance for climate change but is viewed that this is within an acceptable limit as there is no risk to surrounding properties or occupants of the development. The Cadmap survey, revised drainage proposals and hydraulic model have can be found within the updated appendix.

*Please supply site specific construction detail drawings of permeable paving, pipe bed and surround, gullies, manholes, catchpits, attenuation pond (a minimum of two perpendicular cross sections), **attenuation tank**, headwalls to basin, hydrobrake, outfalls to watercourse, etc. Site specific construction details for the attenuation tank has now been included.*

*Flotation calculations for the basin and **tank** will be required. Flotation calcs for the attenuation tank now included*

Kind Regards

Tafari Lewis

Managing Director

For and on behalf of



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