

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 December 2021 09:57
To: Planning Scanning
Subject: FW: Planning Consultation on: P/153/21/RES

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Laura Gibbons [REDACTED]
Sent: 30 November 2021 15:07
To: Planning.Responses [REDACTED]
Cc: David Easton [REDACTED]
Subject: RE: Planning Consultation on: P/153/21/RES

Engineers Comments Regarding Surface Water Drainage

Insufficient detail regarding the existing ordinary watercourse network has been supplied to support the proposed layout. Furthermore, the drainage strategy appears to have a number of problems which will likely result in a greater required footprint for surface water drainage features. We wish to raise a **holding objection** to this application.

Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. 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.

1. The proposed discharge rates are too high. The calculation of discharge rates should be based upon the positively drained area. If 3.5l/s/Ha is accepted then we believe this would give discharge rates of 16.3 l/s and 9.6l/s from the southern and northern catchments respectively, rather than the 34l/s and 22l/s proposed. Revised greenfield runoff rate calculations should be supplied.

2. Significant ground raising is proposed as part of the development, with some areas proposed to be raised by over 1.5m. We would strongly recommend that the planning officer reviews proposed levels.
3. All watercourses require maintenance. This is required as soon as possible to enable further investigations of existing connections. We would recommend that the applicant conducts this watercourse maintenance this winter before nesting bird season starts, otherwise there is potential that we will not be able to accept proposals until next autumn at the earliest.
4. We query the flow directions of ordinary watercourses stated on plans.
 - a. The watercourse to the south of the site, shown on SW Drainage Strategy (Southern) Sheet 2 of 2, is shown to flow east to west on the applicants proposals. Our records and levels appear to show this flowing west to east.
 - b. The watercourse to the north east of Pond #1, shown on SW Drainage Strategy (Southern) Sheet 1 of 2, is shown to flow west to the east on the applicants proposals. We believe this flows east to west, and this is supported by topographic levels.
 - c. The watercourse which forms a T shape immediately to the west of the proposed access route, shown on SW Drainage Strategy (Northern) Sheet 2 of 2, is shown to flow north and then west. We believe this flows south. We also note that the surface water drainage layout indicates that no culvert has been found at this farm crossing. Our records indicate that a culvert is present. The vegetation and silt needs to be cleared to investigate the presence of this culvert.
5. We believe that the watercourses along Horns Lane are likely to have connections between the sections. Potentially with culverts under Horns Lane. These watercourses need to be thoroughly investigated for connectivity.
6. There is an existing culvert at the northern end of Horns Lane taking flow from the eastern to western watercourse. This culvert is damaged and does not have a headwall, especially as proposals are reliant upon this culvert we request that it is replaced.
7. We note that there are proposals to remove “the existing holding ditch” to the east of Horns Lane. As per point 5 above we believe that this watercourse should be thoroughly investigated.
8. We note that it is proposed to take a new long culvert along this watercourse to the east of Horns Lane, connecting to the western watercourse a considerable distance downstream. We do not support this proposal. The existing watercourse needs to be thoroughly investigated and the culverted length should be minimised, it may be that the watercourse already connects immediately to the west. We also cannot support proposals for what we believe are parking spaces, in this corner until the presence of existing culverts has been established.
9. It is not clear what the thick hatched line to the west of Horns Lane at its northern extent dictates. Please confirm.
10. Some of the proposed basins appear to be within the watercourse buffer extents.
11. Ordinary watercourse land drainage consent is required for all new outfalls and for proposed culverts.
12. Proposed permeable paving extent should be extended to include all parking areas.
13. FEH2013 rainfall data must be applied to calculations.

14. Surcharged outfalls should be applied to calculations. The surcharged outfall levels should be set to adjacent top of bank level.
15. A full review of calculations has not been completed due to the above points.
16. Groundwater monitoring was completed from the middle of January 2020 until the end of June 2020. This does not cover the entire winter monitoring period. Our knowledge of the winter of 19/20 is that in some areas peak groundwater level occurred around Christmas 2019. Therefore the peak groundwater level may not have been obtained. The locations of groundwater monitoring have not been provided. We will need to be confident that peak groundwater levels at proposed basin and attenuation tank locations have been recorded. Please supply further information.
17. A minimum of two perpendicular cross sections per basin must be supplied.
18. Flotation calculations should be supplied to support design.
19. We note that a number of trees are proposed in close proximity to drainage features. Root potential areas must not conflict with surface water drainage features.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

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



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

From: Planning.Responses [redacted]
Sent: 12 November 2021 07:34
To: Land Drainage <[redacted]>
Subject: Planning Consultation on: P/153/21/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/153/21/RES
Registered: 8th November 2021
Site Address: Land South of Summer Lane and West of Pagham Road Pagham
Grid Reference: 488747 98017
Description of Works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

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 16th December 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

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 information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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://app.planninginspectorate.gov.uk/> 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

Mr D Easton

Planning Officer- Arun District Council

[Redacted Signature]

[Redacted Contact Information]