

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 01 February 2023 08:46

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

Cc: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Planning Consultation on: P/153/21/RES

Please find enclosed our external consultant response in respect to surface water drainage and land drainage.

Regards

Paul Cann

Principal Drainage Engineer, Engineering Services

T: 01903 737819

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

Sent: Wednesday, October 26, 2022 11:03:55 AM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: P/153/21/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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

Category: Plan Applicat'n

Description of Works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375no. 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.

I am able to inform you that I have received an amendment to the above application dated 17th October 2022 relating to:- Amendments to layout.

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **24th November 2022**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLRECON (ODS) 2018

Date: 27/01/2023

Land South of Summer Lane and West of Pagham Road Pagham

Planning Reference: P/153/21/RES

Approval of reserved matters following outline permission.

At this stage we would raise a holding objection and request further information as detailed below.

Root Protection Areas and proposed / existing trees should be included on the proposed drainage drawings to ascertain the viability of the strategy and the impact on the existing and proposed trees. Some of the proposed and existing trees appear close to the proposed attenuation structure and drainage features.

We note the change to the discharge rate for the development. Please supply Greenfield run-off rate calculations to support the updated discharge rates.

Please provide confirmation that FEH 2013 data has been used for the calculations. If the FEH data has not been used, please supply calculations using the FEH 2013.

Pond 14 located at the most north section of the development is indicated to be extremely close to the existing watercourse adjacent Summer Lane. Further clarification is required, as the drainage drawings do not show the existing watercourse which is present on other drawings and identified within the site investigation.

A minimum of two perpendicular cross-section must be provided for all SuDS structures proposed within the drainage strategy this is to ensure that the proposed size and extent of the basins with the associated earthworks will fit within the area proposed for these basins.

Some of the proposed attenuation basins appear to be still encroaching on the watercourse buffer (example Pond 11). The proposed basins will need to be fully outside the watercourse buffer zone.

Please note that Ordinary Watercourse land drainage consent will ultimately be required for all the works carried out near or in the existing watercourses on site.

It is important the additional information relating to the calculations and attenuation basins (including the potential impact on existing watercourses) are received and reviewed to ensure that there is sufficient space available in the finalised development layout to accommodate the surface water drainage needs of the development, otherwise this could increase the risk of surface water flooding both on and off site which would be unacceptable.