

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 December 2021 09:56
To: Planning Scanning
Subject: FW: Planning Consultation on: P/156/21/DOC

AMANDA SCHOLES
PLANNING RECEPTIONIST



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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Laura Gibbons
Sent: 30 November 2021 14:56
To: Planning.Responses
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: Planning Consultation on: P/156/21/DOC

Engineers Comments Regarding Condition 10

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. No construction detail drawings have been submitted with this discharge of conditions application. Please supply or withdraw the application. Full details of our requirements for construction detail drawings are included within our surface water drainage checklist.
20. No detailed surface water drainage networks have been provided, just the main shared infrastructure network. Please supply detailed layouts which include plot drainage or withdraw the application.

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: 10 November 2021 17:19
To: Land Drainage [redacted]
Subject: Planning Consultation on: P/156/21/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/156/21/DOC
Registered: 8th November 2021
Site Address: Land South of Summer Lane and West of Pagham Road and West of Pagham Road Pagham
Description of Works: Approval of details reserved by condition imposed under ref P/140/16/OUT relating to Condition Nos 10 - surface water drainage and 13 - foul drainage system.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **24th November 2021**.

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.

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 Case Officer- Arun District Council

[REDACTED]

[REDACTED]

PLCONIDOC (CDB) 2620