

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 December 2021 08:07
To: Planning Scanning
Subject: FW: Planning Consultation on: P/158/21/RES

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 [REDACTED]
Sent: 14 December 2021 13:49
To: Planning.Responses [REDACTED]
Cc: David Easton [REDACTED]
Subject: RE: Planning Consultation on: P/158/21/RES

Engineers Comments Regarding Surface Water Drainage

The proposed layout has a SuDS basin, buildings, trees, and fence lines proposed within very close proximity to the watercourses. All of these features must be at least 3m away from the top of bank of watercourse.

Furthermore, the drainage strategy appears to have a number of deficiencies 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 rate is too high. The calculation of discharge rates should be based upon the positively drained area. Revised greenfield runoff rate calculations should be supplied.
2. Ordinary watercourse land drainage consent is required for all new outfalls and for proposed culverts.

3. FEH2013 rainfall data must be applied to calculations.
4. Surcharged outfalls should be applied to calculations. The surcharged outfall levels should be set to adjacent top of bank level.
5. A minimum of two perpendicular cross sections per basin must be supplied.
6. 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.

We would also like to highlight that the a full winters groundwater monitoring will be required, even for an attenuation scheme. Peak groundwater level at attenuation features should be established and used in design to evidence that flotation is adequately accounted for in design.

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: 19 November 2021 09:36
To: Land Drainage <[redacted]>
Subject: Planning Consultation on: P/158/21/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/158/21/RES
Registered: 19th November 2021
Site Address: Land West of Pagham Road Pagham
Grid Reference: 488924 98195
Description of Works: Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home (alternative scheme to P/155/21/RES).

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 23rd 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]

[REDACTED]

PLCONSULT (CDB) 2020