



RESPONSE TO PLANNING COMMENTS INCLUDING CALCULATIONS – Rev. F

SIMPLY UK

HOOK ROAD, PAGHAM

CS&P REF: 9418

DATE: AUGUST 2024



A

INNOVATION IN THOUGHT AND STRUCTURE

© CHARLES SCOTT & PARTNERS CONSULTING ENGINEERS LIMITED

Copyright of this document is reserved by Charles Scott & Partners Consulting Engineers Limited. Copying of this document is strictly prohibited without the prior authorisation of Charles Scott & Partners Consulting Engineers Limited. Assignment of this document is prohibited. The report is personal to the addressee only and can only be relied upon by the addressee. Specific permission in writing must be obtained from Charles Scott & Partners Consulting Engineers Limited in order for any party other than that addressee to rely upon this report or any part of this report or any element of its contents.

Document Control

Document Title:- Simply UK
Hook Road, Pagham
Response to Planning & Calculations - Rev.E

Project Number:- 9418

Directory and File Name:- P:\9418 Simply 800 Pagham Rd\Design/Response to Planning

Document Approval Originator : Lindsay Cunningham

Checked By Date: 01/08/24
Steven Hughes

Authorisation By Date:

ISSUE	DATE	DISTRIBUTION	COMMENTS
1	09/08/24	Design Team/Client	First Issue / DRAFT
A	23/08/24	Design Team/Client	Updated with Architects and Landscape Layout
B	11/11/24	Design Team/Client/Arun Council	Updated with latest Arun District Council comments
C	04/03/25	Design Team/Client/Arun Council	Updated with latest Arun District Council comments
D	22/08/25	Design Team/Client/Arun Council	Updated with latest Arun District Council comments
E	12/11/25	Design Team/Arun Council	Updated with latest Arun District Council comments
F	18/12/25	DTM/Arun Council	Updated with latest Arun District council comments

Contents

1.0	INTRODUCTION	4
1.1	General	4
2.0	PLANNING CONDITION 9 – RESPONSE FROM CHARLES SCOTT & PARTNERS	6
2.1	Comment 5	6

Appendices

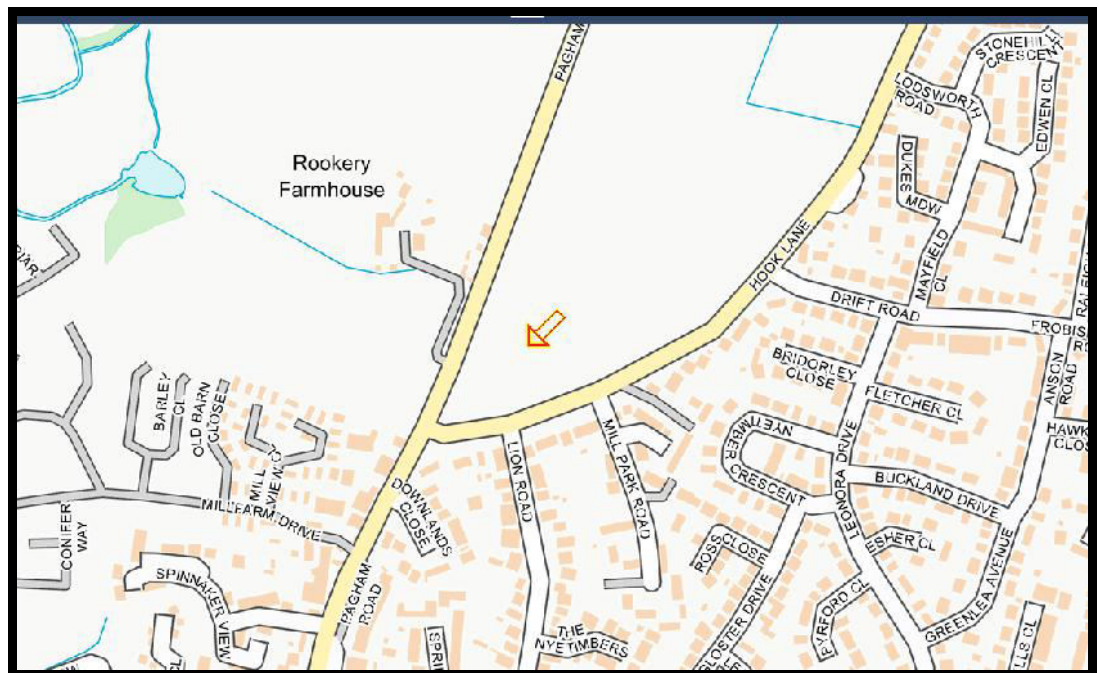
B -	Revised Flow Calculations for 1.8 l/s discharge
-----	---

1.0 INTRODUCTION

1.1 General

1.1.1 Charles Scott & Partners have been commissioned by Simply UK to assist with investigations and reporting on a proposed development for the Planning Application. This is in relation to any potential existing drainage and flooding issues to the proposed residential care home development near Hook Lane and Pagham Road, Chichester, PO21 3NY. We are to provide the comments within the body of an updated Calculations report to accompany Planning comments for the proposed facility.

1.1.2 The site is located at the corner of Hook Lane and Pagham Road, Chichester. The Ordnance Survey grid reference for the centre of the site is 489408, 98898 as shown on the Site Location Plan below. the National Grid Reference for the site is SZ 894988 / 8940898889. The nearest Post Code is PO21 3NY.



The site is bounded by Hook Lane to the south and east. Pagham Road is to the north and west. Open fields are situated to the north/northeast of the site. Residential properties are located along the southern boundary of Hook Lane and west of Pagham Road.

1.1.3 The proposal involves a new development of 3 storey, 80-bedroom care home with associated facilities.

1.1.4 Arun District Council Planning have provided a response in the form of the following points –

Standard	Assessment	Response
1. Runoff destination	Compliant	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Compliant	No objection
5. Amenity	Compliant	No objection
6. Biodiversity	Compliant	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. The additional information provided is satisfactory with exception to the updated calculations which still appear to be indicating a higher discharge rate for the peak design storm event. Whilst this is only a nominal difference to the proposed peak restriction, we request the updated calculations to confirm that the onsite drainage network can accommodate the peak storm event without flooding onsite for the proposed restriction of 1.89l/s. This is to ensure that the site will not increase the risk of flooding both onsite or offsite

2.0 PLANNING CONDITION 9 – RESPONSE FROM CHARLES SCOTT & PARTNERS

2.1 Comment 5

The calculations in Appendix B dated 07/11/2025 still appear indicate 2l/s outflow at outfall MH02.05 for the M100 +45% event. Please review and resubmit accordingly.

The previous revision B calculations were modelled on a 1.9 l/s discharge. The Causeway flow drainage design software does not allow a 1.89 l/s discharge. The figure is rounded up to 1.9 l/s. We have asked the drainage support to check this and this can not be rounded down to 1.89 l/s unfortunately.

Design Depth (m)	1.000
Design Flow (l/s)	1.8

We have attached our support correspondence in Appendix B at the start of the calculations.

As such – we have modelled the drainage calculations on a 1.8 l/s discharge rate. See attached screenshot.

This shows that there would be a flood risk. However, this is in keeping with Arun District council guidance. See extracts below from Arun District Council guidance.

“ If the surface water drainage is designed to flood in the 1% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] event, then the flood volume is contained safely on site without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress.

1% AEP + CCA (1 in 100 year) event calculations provided showing that the full surface water volume is contained safely on site, without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress. “

We have revised the calculations and the drawing to reflect the 1.8 l/s discharge. This shows that the surface water network is sufficient to accommodate this slight increase in flow. Trust this answers this point. See Appendix B for details of the Causeway support email and revised calculations.