

Planning Statement

For

**2 No. Semi Detached
2 Bed Dwellings**

At

**Land Adjacent
7 Webb Close
Pagham
Bognor Regis
PO21 4XB**

On Behalf Of

Jent Estates Ltd.

By

**Martin Critchley,
Chartered Architect,
The Old Brewery,
15E South Street,
Havant,
Hampshire,**

February 2018

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Storm Water Dispersal Assessment

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Aquacell Details

1.0 Generally

- 1.1 This Planning Statement is in support of an application to Chichester District Council for the Approval of Details Reserved by a Condition for P/107/16/PL. The conditions requiring approval are Nos. 3, 4, 5, 6, 8, 10, 11 and 14.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the approved planning drawings for details of the proposals, ref:
- | | |
|--------------|---|
| 15195/01a R1 | Location Block, & Existing Site Plans No Dims |
| 15195/01 R1 | Location Block, & Existing Site Plans |
| 15195/01a R1 | Location Block, & Proposed Site Plans With Dims |
| 15195/02 | Proposed Floor Plans, Elevations, and Roof Plan |
| 15195/03a | Existing and Proposed Street Scene Point A |
| 15195/03b | Existing and Proposed Street Scene Point B |
- 1.4 Additional drawings 17017-103A, 17017-104, and 17017-105 have been submitted with this application.

2.0 Condition No.3: Surface Water Drainage

- 2.1 Reference should be made to the submitted drawing, 17017-105 showing drainage arrangements within the site, and Appendix A: Storm Water Dispersal Assessment.

Design

- 2.2 The basic principal of the current proposals for storm water management on the site are that of 'No Change' from the pre-application conditions.
- 2.3 The existing 'greenfield' dispersal character of the site, other than the new house building will be unchanged by the proposals.
- 2.4 The proposals include 128 M2 of block paving to the driveways and path areas around the houses. This is a permeable surface and requires no management of run-off. The balance of the site area remains 'greenfield'.
- 2.5 The tiled roof area of each house is 49.0 M2. This area will have unavoidable run off which will have to be managed.
- 2.6 The run of from the roof areas is to be piped to soakaway chambers for dispersal.
- 2.7 The chosen soakaway pits are formed of Wavin 'Aquacell' modules, of proven and calculable performance (see Appendix B).

- 2.8 The Building Regulations require that soakaway pits are located a minimum of 5.0 M from buildings. This severely restricts the location of pits within the small subject site.

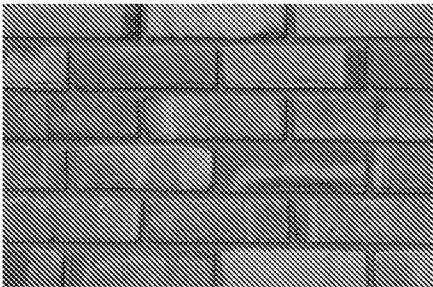
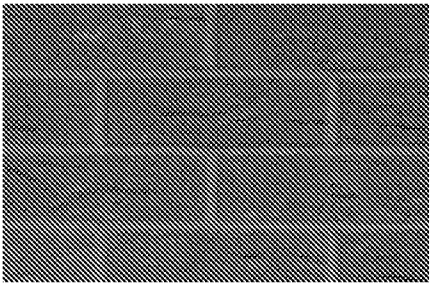
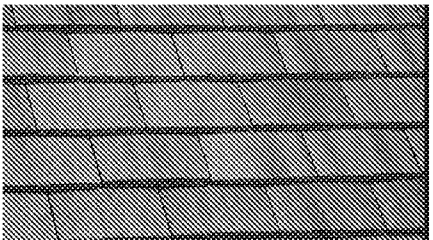
Land Drainage

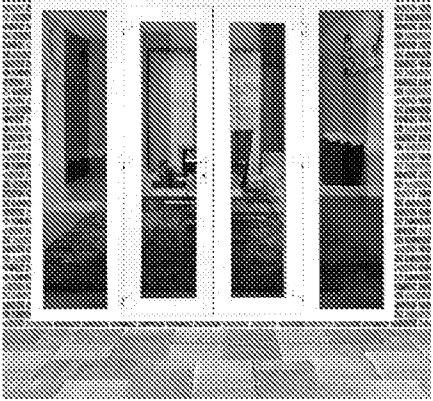
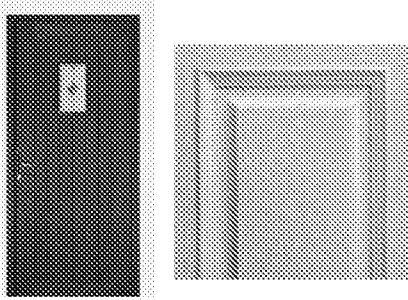
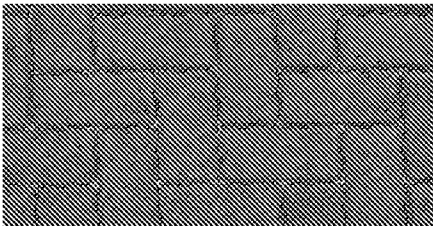
- 2.9 There is no established system of land drainage from the site.

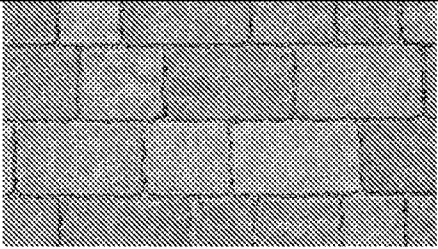
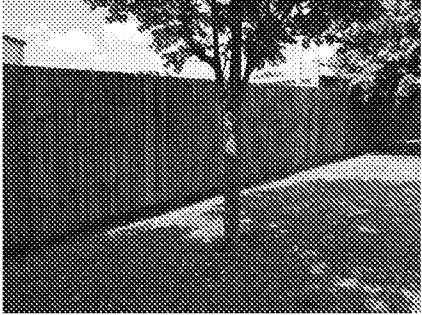
Summary and Recommendations

- 2.10 Maintain clear rainwater goods to house roofs
- 2.11 Maintain clean and weed free paved areas
- 2.12 **ALL** new paved areas to be of permeable construction.

3.0 Condition No.4: Schedule of Materials & Finishes

Area	Material	Indication of Appearance
External Walls	Ibstock Funton Orchard Mixture.	
	Soldier course to be Forterra Clumber Mixed Red.	
Roofs	Marley Eternit Plain Tile in Old English Dark Red.	

Fenestration	White uPVC windows.	
	White uPVC French Doors.	
	Entrance door to be Apeer Composite APY in Light Grey.	
Parking and Paving	Parking bays and edging - Permeable paving blocks i.e. Marshalls Driveline Piora in "Charcoal".	

	Patio and pathways - Permeable paving blocks i.e. Marshalls Drivesett Tegula Priora in "Traditional".	
Fencing	2M high close-boarded.	

4.0 Condition No.5: Landscaping

- 4.1 The site is currently a lawned side garden to No. 7 and existing grass groundcover will be retained where possible. Some reseeding will be necessary following construction.
- 4.2 There are no existing trees or landscape features within the site as existing.
- 4.3 As per the approved Design and Access Statement, 4 No. new Silver Birches (*Betula pendula*) are proposed.
- 4.4 *Betula pendula* is an elegant medium-sized deciduous tree with slender drooping twigs. Bark white, becoming black and rugged at base. Leaves ovate, yellow in autumn. Flowers in catkins. It does best in well-drained soil and has an ultimate height of over 12 M.
- 4.5 Given the relatively large mature height and spread of *Betula pendula*, the 4 proposed trees are located at a suitable distance from building foundations and at points where it is considered they will provide the most effective screening.

Betula pendula



- 4.6 A screen hedge of indigenous species with the following mix will be planted as indicated on drawings 17017-103:

25%	<i>Crataegus Monogyna</i> (Hawthorn)
25%	<i>Prunus Spinosa</i> (Blackthorn)
10%	<i>Acer Campestre</i> (Field Maple)
10%	<i>Sambucus Nigra</i> (Elder)
10%	<i>Rosa Canina</i> (Dog Rose)
10%	<i>Hippophae rhamnoides</i> (Sea Buckthorn)
10%	<i>Ligustrum vulgare</i> (Wild Privet)

These hedging plants offer multiple seasons of interest with berries, haws, flowers and autumn colour and are also suited to the salt-laden, windy conditions of a coastal location. All plants to be sourced from native stock or regionally equivalent stock. Recommended planting density for hedging is 5 per square metre.



- 4.7 Wildflower seed mix as Emorsgate Seeds Tussock Mix (EM10) to be planted at the rear of the garden. Recommended mix as follows:

Flowers

0.5%	<i>Achillea millefolium</i> (Yarrow)
1.5%	<i>Agrimonia eupatoria</i> (Agrimony)
1%	<i>Arctium minus</i> (Lesser Burdock)
2.5%	<i>Centaurea nigra</i> (Common Knapweed)
2%	<i>Centaurea scabiosa</i> (Greater Knapweed)
2%	<i>Daucus carota</i> (Wild Carrot)
1%	<i>Dipsacus fullonum</i> (Wild Teasel)
1%	<i>Galium album</i> (Hedge Bedstraw)
0.2%	<i>Geranium pratense</i> (Meadow Cranesbill)
0.5%	<i>Leucanthemum vulgare</i> (Oxeye Daisy)
1%	<i>Pastinaca sativa</i> (Wild Parsnip)
0.7%	<i>Plantago lanceolata</i> (Ribwort Plantain)
0.1%	<i>Pulicaria dysenterica</i> (Common Fleabane)
2%	<i>Silene dioica</i> (Red Campion)

Land Adjacent, 7 Webb Close, Pagham, Bognor Regis, PO21 4XB

2%	<i>Torilis japonica</i> (Upright Hedge-parsley)
2%	<i>Vicia sativa</i> ssp. <i>segetalis</i> (Common Vetch)

Grasses

2%	<i>Alopecurus pratensis</i> (Meadow Foxtail (w))
20%	<i>Cynosurus cristatus</i> (Crested Dogstail)
16%	<i>Dactylis glomerata</i> (Cocksfoot (w))
2%	<i>Deschampsia cespitosa</i> (Tufted Hair-grass (w))
20%	<i>Festuca rubra</i> (Strong-creeping Red-fescue)
2%	<i>Holcus lanatus</i> (Yorkshire Fog)
10%	<i>Schedonorus arundinaceus</i> - (<i>Festuca arundinacea</i>) (Tall Fescue (w))
8%	<i>Schedonorus pratensis</i> - (<i>Festuca pratensis</i>) (Meadow Fescue (w))

5.0 Condition No.6: Boundary Treatments & Screening

- 5.1 2M close-boarded and open panel fencing as shown. Screen planting as above.

6.0 Condition No.8: Construction Layout

- 6.1 The construction layout will be implemented as shown in drawing 17017-104.
- 6.2 The development will be carried out in accordance with the recommendations contained within the submitted Ecological Assessment.
- 6.3 Temporary site fencing will be erected to protect the existing plants during the course of the development.

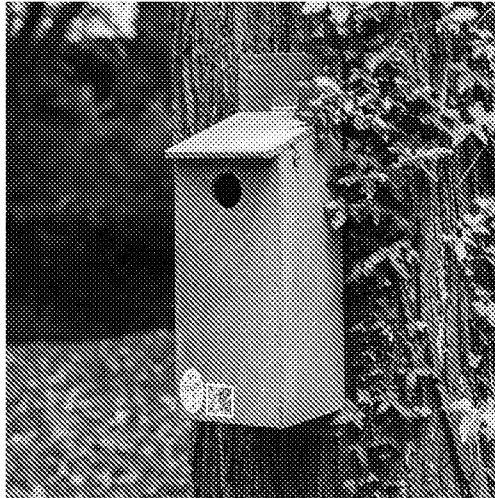
7.0 Condition No.10: Refuse

- 7.1 As shown on drawing 17017-103A, there is adequate space for two standard refuse and recycling bins in each proposed front garden.

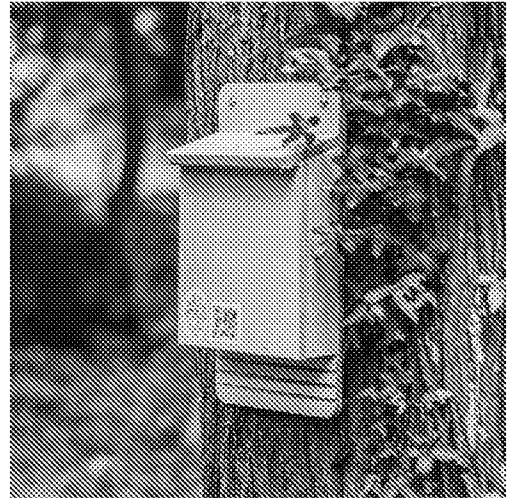
8.0 Condition No.11: Bird Nesting/Bat Roosting

- 8.1 Nest Boxes will be provided to the rear of the proposed cycle stores and nearby trees. Nest boxes to be constructed out of FSC certified exterior grade European Birch plywood and finished with non-toxic water based stain and preservative. Recommend using nest boxes specifically designed for starlings to ensure the correct entrance aperture size. Boxes should be located at least 2.5m above the ground.

- 8.2 Bat Boxes will be provided on proposed trees to the rear of the site. Boxes to be constructed out of FSC certified exterior grade European Birch plywood and left unfinished. Boxes should be located as high as possible above the ground and facing several different directions to provide a range of conditions.



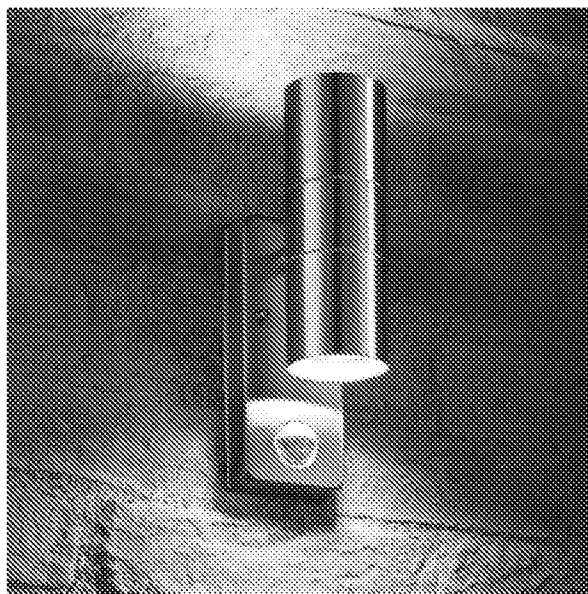
Starling Nest Box



Traditional Bat Box

9.0 Condition No.14: External Lighting

- 9.1 4 No. External Sensor Lights are proposed. Each property to have one light adjacent to the front door to illuminate the entrance, and an additional light on the side elevation illuminate the driveway and passageway. These lights will also provide enhanced home security as they are activated by motion sensor.
- 9.2 Suggested lighting to be Auraglow PIR Motion Sensor Stainless Steel Up & Down Outdoor Wall Security Light or similar.



BRAND	Auraglow
CAP TYPE	GU10
WATTAGE	7
WATTAGE EQUIVALENT	70
LUMENS	550
BEAM ANGLE (DEGREES)	100
LIFETIME (HOURS)	25000
OPERATING VOLTAGE	220-240
ENERGY RATING	A+
DIMENSIONS	215mm x 65mm x 115mm
WARRANTY	2 Years
PART CODE	AG361

Martin Critchley
Chartered Architect

The Old Brewery,
15E South Street,
Havant, HANTS,
PO9 1BU

15th February 2018

Storm Water Dispersal Assessment

**2 Houses Adjacent, 7 Webb Close, Bognor Regis, PO21 4XB.
Planning Approval P/107/16/PL – Condition 03**

Run off area of One house roof – 100% run off	49 M ²
100 year 6 hour storm run off	63mm/ M ²
Roof run off 49 x 63 / 1000 Average	3.09 M ³ /6 hr 0.515 M ³ /hr
Dispersal rate from on site percolation testing 300x300 pit, 9.33 mins to drop 150mm	0.483M ³ /M ² /h
Wavin Aquacell (x1) Volume	0.2M ³
Effective Surface Area	1.1 M ²

Assume 5x Aquacell Matrix

Storage Capacity

M100-10 Rainfall depth	19mm
Rainfall volume 19x49	0.931 M ³
Volume capacity 5x Aquacells	1.0 M ³

Storage Capacity adequate 1.0 M³ > 0.931 M³

Dispersal Capacity

M5-60 Rainfall depth	20mm
Rainfall volume 20x49	0.980 M ³ /hr
Dispersal rate = 0.483 x 5.5	2.66 M ³ /hr

Dispersal rate adequate 2.66 M³/hr > 0.980 M³/hr

Martin Critchley
Chartered Architect

16th February 2018

Product Details

AquaCell Core

Application

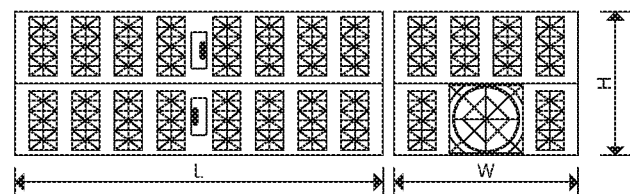
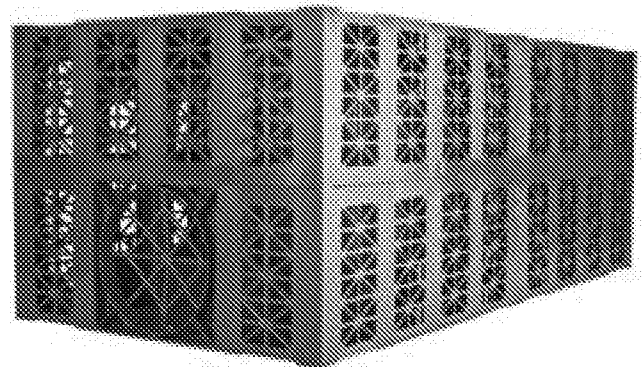
AquaCell Core has been designed for use in deep applications, subject to regular and heavy traffic loadings, e.g. cars and HGV's (for vehicles up to 44 tonnes). AquaCell Core can also be used for deep soakaways and landscaped applications.

Typically for use down to depths of 4.25m in landscaped areas (4.1m trafficked by cars and 4m trafficked by HGV's) to the base of the units from ground level, in best soil conditions.

Trafficking by heavy construction plant on site, including mechanical equipment, must be avoided until the minimum cover depth of 0.9 metres is in place.

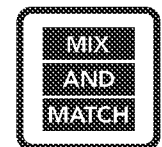
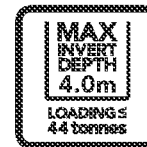
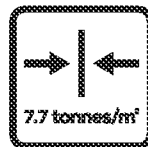
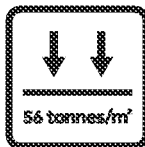
Features and benefits

- ⊙ Suitable for regular and heavy traffic loadings
- ⊙ Proven vertical loading capacity of: 56 tonnes/m²
- ⊙ Proven lateral loading capacity of: 7.7 tonnes/m²
- ⊙ Dark blue in colour, for ease of identification
- ⊙ BBA approved – Certificate No 03/4018
- ⊙ Ideal for all types of shallow and deep projects including major attenuation and infiltration schemes



Material: Polypropylene

Nominal Size (mm)	Part Number	Dimensions (mm)		
		W	H	L
160	6LB100	500	400	1000



Maximum installation depths (to base units)

Typical soil type	Typical angle of shearing resistance (°) (φ)	Maximum depth of installation – to base of units (m)			
		With groundwater at 1m below ground level and units wrapped in geomembrane		Without groundwater below base of units (normal case)	
		Trafficked areas (cars only) ⁽¹⁾	Non-trafficked areas	Trafficked areas (cars only) ⁽²⁾	Non-trafficked areas
Stiff over-consolidated clay (e.g. London clay)	24°	1.65	1.75	2.35	2.50
Normally consolidated silty, sandy clay (e.g. alluvium, made ground)	26°	1.70	1.80	2.50	2.65
Loose sand and gravel	29°	1.80	1.90	2.85	2.95
Medium dense sand and gravel	33°	1.90	2.00	3.30	3.45
Dense sand and gravel	38°	2.05	2.15	4.10	4.25

(1) Loosening of dense sand or softening of clay by water can occur during installation. Designer to factor in when selecting φ value.

(2) The design is very sensitive to small changes in the assumed value of φ, therefore, it should be confirmed by a chartered geotechnical engineer. In clay soils, it may be possible to utilise cohesion in some cases.

(3) Applicable for car parks or other areas trafficked only by cars or occasional refuse collection trucks or similar vehicles (typically one per week). Assumptions made are: ⊙ ground surface is horizontal ⊙ shear planes or other weaknesses are not present within the structure of the soil

Source: BBA