

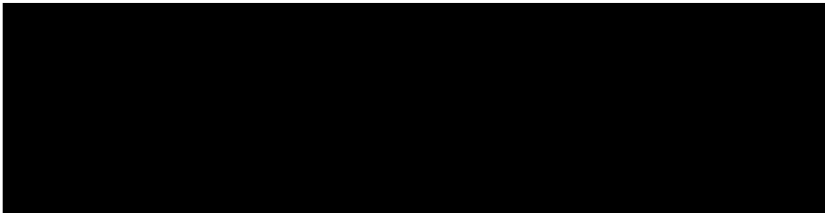


Engineers comments in respect to surface water drainage and land drainage;

1. Drainage conditions applied to P/134/16/OUT are noted, whereby the detailed drainage design will need to be agreed to satisfy these conditions. This will include improvements to the existing watercourses and the 'anti-tank ditch (culvert)'. Some of these improvements are currently being designed/discussed for the watercourse (ditch/culverts) alongside the northern edge of Sefter Road, as part of the Section 278 highway works.
2. The principles of the proposed onsite surface water drainage (suds) system is acceptable and there appears to be adequate space to accommodate the necessary infrastructure.
3. Some of the suds open features will require some tweaking to ensure that a 3m access strip is achieved around their entire perimeters to allow future maintenance access.
4. As confirmed in the ground investigations, the winter water table is very high across much of the site. Poor infiltration rates were also identified over much of the area. As a result, surface water will be attenuated in sealed suds features and discharged to the existing anti-tank culvert at restricted rates ie. QBAR.
5. As a minimum, permeable paving will be required on all private driveways and car parking areas, in order to provide water treatment. It will also provide additional attenuation.
6. Please note that no open suds features are to be counted towards the public open space provision.
7. The proposed suds pond in the NW corner of the site and the associated ditch diversion (subject to Land Drainage Consent), appear to be located within an area of 'existing vegetation' to be retained. Some clarity is required here, since the construction of the pond and ditch will have a significant affect on any vegetation in the immediate area.
8. I would like to see the attenuation tank in the western area of the site omitted and storage provided elsewhere, either within the proposed open features or within permeable paving.
9. Ground levels are being raised across much of the site, therefore, additional perimeter drainage to intercept any surface water not collected by the onsite suds system is likely to be required, to ensure no detriment to surrounding properties/infrastructure.
10. The SE corner of the site is known to hold water above surface on occasions. This is believed to be predominantly surface water run-off from the field, however, there may be a groundwater contribution. Much of this surface water runoff will be collected into the suds system, however, apart from additional drainage discussed in item 9, it may be necessary to consider other measures to counteract any displacement of groundwater in that area ie. where the lined ponds/swale are to be constructed, in order to ensure no detriment to existing properties. This may consist of earth bunding, etc.
11. The routing of exceedance flows ie. flows in excess of the design storm (1 in 100 year event +40% climate change allowance, need to be considered and provision made within the development layout.
12. Just north of Osborne Refrigeration there is an assumed north-south connecting pipe to the anti-tank culvert. Whilst a new ditch is indicated along the northern site boundary to intercept this pipe and divert flows elsewhere, further information is required on the purpose and level of this pipe, in order to agree the best way to deal with it. If the new ditch is required, then it must be kept at least 3m from the existing ditch on the boundary in order to allow maintenance access – this is not fully being achieved. **Until this has been investigated further, it is not possible to confirm whether the development layout in that vicinity is acceptable.**

Regards

Paul Cann



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/24/20/RES

Registered: 25th March
2020

Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham

Grid Reference: 490199 99587

Description of Works: Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 25-APR-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

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 as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Raymond Cole who can be contacted on telephone number [REDACTED].

Regards
Planning Officer

consultee_email
