



From: Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Sent: 28 May 2021 13:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Consultation on: P/49/21/RES

Dear Ray,

Thank you for consulting us on this reserved matters application and apologies for the delay in our response. We have the following comments on surface water drainage.

1. The total impermeable development area is reportedly 5.475Ha, QBar according to uk suds is 15.73l/s. It appears that discharge is proposed in two locations via 3 outfalls. The proposed discharge rates appear to be 10l/s, 3.5l/s and 5l/s. This in total is greater than the QBar rate. Please provide an impermeable areas plan, and QBar calculations for each catchment. Currently Q1 calculations are supplied.
2. Please make it clear on plans where points of discharge are. The eastern network appears to have a discrepancy on the label for S46. The leader indicates an I.L. of 4.4.04 but the actual network label indicates 4.872 which tallies with calcs. Without zooming in this does cause some confusion as it appears the network breaks its back based upon the leaders.
3. Please provide two perpendicular cross sections per basin. These do not have to be construction detail level of detail but need to show basin dimensions.
4. Please detail the invert level of the existing culvert at the proposed points of connection. We will expect connections to be made soffit to soffit.
5. Please provide calculation printouts of the storage inputs for network 1. There are no printouts for the basins within these calculations. There is also no flow control printouts, please provide.
6. Please provide a manhole schedule printout for network 2 in microdrainage.
7. The leader for S79 indicates a discharge rate of 3.5l/s but in calculations this is 3l/s please ensure consistency.
8. There are inconsistencies between calculations and the layout for; the attenuation tank at S80, pond at S75, pond at S79. Please update.
9. Please provide printouts for storage inputs and hydrobrake for network 3.
10. Please run calculations with latest FEH rainfall data applied.
11. Where there is a gap in the bund for future connections, please detail whether the ground level here will be raised or not. We also wish to discuss the extent of this bund.
12. We note that the watercourse around pond 4 is proposed to be diverted, we are concerned by how little distance there is between the pond and watercourse.
13. I note that indicative buoyancy resistance measures are detailed on the plans. Please could you provide flotation calculations if these have been completed. We will need to see at least one set to be confident at this stage that this has been accounted for in design and that there is space within the layout.
14. The use of permeable paving should be extended to all driveways ensure adequate treatment of surface water prior to discharge.

15. We wish to be provided with an action plan for rectifying the issues identified with the ordinary watercourse network through this development.
16. Existing root protection areas and proposed root potential areas must be considered with drainage design. This must be considered very carefully on this site due to the reliance on impermeable liners for keeping groundwater out of the system.

We wish to raise a HOLDING OBJECTION at this time. Drainage and layout must be considered concurrently. To overcome our holding objection the following information is required:

1. Further information on the exact position of culverted watercourses on site. We understand there to be a further branch into the anti-tank ditch culvert which could clash with the proposed locations of some dwellings.
2. A buffer plan showing a 3m buffer around the top of bank of all basins and watercourses. There must be a minimum unobstructed width of 3m from the top of bank of basins and watercourses to ensure that future maintenance can be completed.
3. A revised drainage strategy, updated to include the details requested above.
4. A plan which clearly shows proposed changes in ground level.

Please re-consult us once further information has been supplied.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



T: 01903 221374

E: laura.gibbons@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 07 April 2021 14:34

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: P/49/21/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/49/21/RES
Registered: 31st March 2021
Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham
Grid Reference: 490199 99587
Description of Works: Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

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 14th May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Raymond Cole

Planning Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLCONSULT (GOB) 2020