

Nicola Oktay

From: Simon Davis
Sent: 26 June 2025 17:14
To: Planning.Responses
Subject: FW: Planning Consultation on: Y/19/25/DOC - SUB PLAN REQUEST

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Please add this email as an Additional Document "Response to Drainage Objection"

And then can we re-consult Engineers (END) for 14 days please.

Thanks

From: Lucy Robinson [REDACTED]
Sent: 26 June 2025 12:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Peter Cleveland [REDACTED]
Subject: RE: Planning Consultation on: Y/19/25/DOC

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Hi Simon,

I hope you are well and having a good week so far.

Please see below in red for Dandara's comments in response to the comments raised by the drainage engineers.

1. Please provide the updated drainage calculations following receipt of the as-built survey. Also confirm that the very small flooding amount mentioned on paragraph 3.1.1 is routed within the site as previously agreed in the approved drawings.

CV value should be equal to 1. If a different value has been agreed, please provide the relevant evidence.

Please also provide half drain times for the 1 in 10y + CC and 1 in 100y + CC storms.

We understand that the flooding calculated is minimal however this amount might be higher with the CV equal to 1. Please provide a drawing explaining how the flooding will be tackled. If this has been previously agreed, please provide the relevant evidence.

The CV value used is the default setting within Micro Drainage, which is industry standard software for drainage calculations.

We used the same CV value in the initial approved design, so amending it for an as-built scheme would not be a reasonable request from the council.

8. It appears that there are several drainage features constructed with different dimensions and/or with different locations than those approved during planning

This is N/A, all deviations from planning have been covered by the independent As-built along with revised calculations proving the design still meets the same capacity.

10. There was a complaint from one of the residents to say that a proposed drainage channel around their property does not exist. Please explain why this happened and provide a solution.

Simon Davis Response - We previously (last year) had a concern from a property in Woolgar Close regarding missing drainage channels but looking back at old emails, I understand that Dandara eventually rectified the issue. I also note this property was in the Y/44/17/OUT area of the site. I assume this is what our Engineers are referring to but will make them aware in case they are referring to something else.
We have not received any complaints regarding drainage – I do not consider this to be a part of the condition sign off however please provide details of the home making the complaint and this will be looked into it.

It is our understanding that the comments in question were previously raised during the previous application, addressed, and accepted at that time. The previous application was ultimately rejected due to the time it took to obtain the CCTV footage.

I hope the above is able to clarify the comments raised and is subsequently able to approve the DOC.

Thank you again for giving us the opportunity to address the comments raised – it is very much appreciated.

Do you have a rough timeline of when we may hear back from the drainage engineers?

Thank you again!

Kind regards,

Lucy

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 16 June 2025 14:28
To: Lucy Robinson [REDACTED]
Subject: [EXTERNAL] Planning Consultation on: Y/19/25/DOC

Dear Lucy.

Please find attached the comments of our drainage engineers. Please respond with amendments/additional; information by 27 June and I will then re-consult them. Otherwise, we may have to refuse the application

Ref Point 10, I believe this refers to a previous issue reported by a resident at Woolgar Close (in the Stakers Farm part of the site ref Y/44/17/OUT) regarding missing drainage channels. My understanding is that Dandara eventually rectified the issue on the site.

Kind Regards

Simon

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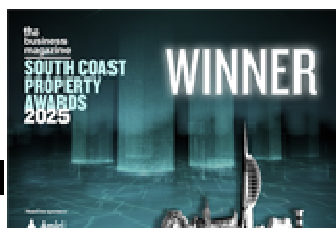
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Lucy Robinson
Planning
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