

[REDACTED]

From: Simon Davis
Sent: 21 July 2026 17:29
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/20/26/PL

From: Louis Weller [REDACTED]
Sent: 07 July 2026 16:32
To: Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Kate Chapman [REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>; Joe Dixon <Joe.Dixon@arun.gov.uk>; Madeleine Cozens [REDACTED] Nathan Turner [REDACTED]
Subject: Re: Planning Consultation on: AL/20/26/PL

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Hi Paul,

Regarding the calculations, there was an issue with my pdf software which has since been resolved. Please find the calculations attached for your convenience.

Can you have your consultant review these calculations and provide comments?

The calculations indicate a FoS of 10 was applied. Beneath car parking bay 5 we will provide HydroRock as attenuation, resulting in a void ratio of 94% as shown in the calculations. You will note that all storms up to and including the 1:100 yr+45% climate change storm event are stored below ground, therefore, there will be no flooding.

More testing was only required because you did not accept our original design, where the GWL was 1.2m below the base of our soakaway. You deemed this not to be OK even though we fell in line with the requirements for the small exceptions site. Following reducing the soakaway depth you then requested further infiltration testing. There was never enough time to have this carried out during the winter period.

Following the reduction of 400mm to the base of our soakaway and the 200mm in lieu over and above the 1.0m saturation zone. I think we can safely assume that over the period where wintertime turns into summertime, GWLs would not have risen by 600mm during the dry spell of weather we have had.

I look forward to hearing from you following review of attached calculations. Happy to sit down and talk with your consultant if that helps.

Kind Regards,

On Tue, Jul 7, 2026 at 3:57 PM Paul Cann <Paul.Cann@arun.gov.uk> wrote:

Hi Kate

I have asked our consultant to respond to your questions, see below in red;

Thanks for responding. Firstly, could you confirm whether the consultants response considered our email as attached.

Yes. However, the email omits that the infiltration testing was undertaken in summer and not in accordance with Arun DC guidance, which is why our comments stipulate an additional factor of safety.

Our drainage consultant has considered the comments and still is of the opinion that our current drainage scheme is acceptable.

The calculations were not submitted with the last planning submission and the design could not be fully assessed.

He has however undertaken some potential amendments to address the concerns. This is set out within the attached calcs which show the following;

- In parking bay no.5 the stone beneath the bays which previously provided a 30% void ratio has been changed to use a hydro rock system that has a 94% void ratio.*
- A factor of safety of 10 has been applied to the soakaway, this is an increase from the previously requested 5. (which exceeds the SuDs guidance which states a FoS of 5 should be used).*
- Calcs still show coefficient at base based on the latest round of infiltration testing.*

The calculations attached to the email are for another site and not relevant. The criteria listed in the bullet points appears to achieve the required precautionary approach. We will need to review the correct calculations against the revised design drawings. Planning conditions requiring further infiltration testing will still be required.

We would welcome a meeting to discuss this option before any formal submission. I would be grateful if this could be arranged and the provision of dates provided.

This may not be required if the correct calculations can be submitted and reviewed. Dates could be 16th or 22nd July if required.

I would also be grateful if you could confirm the name of your external drainage consultant who has been providing the responses to our application.

This is not relevant to the comments provided.

Hope all makes sense.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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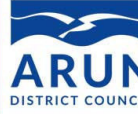
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From: Kate Chapman [REDACTED]

Sent: 30 June 2026 10:55

To: Paul Cann <Paul.Cann@arun.gov.uk>

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Joe Dixon <Joe.Dixon@arun.gov.uk>; Louis Weller

[REDACTED] Madeleine Cozens [REDACTED]

Nathan Turner

Subject: RE: Planning Consultation on: AL/20/26/PL

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- Calcs still show coefficient at base based on the latest round of infiltration testing.

We would welcome a meeting to discuss this option before any formal submission. I would be grateful if this could be arranged and the provision of dates provided.

I would also be grateful if you could confirm the name of your external drainage consultant who has been providing the responses to our application.

I look forward to hearing from you.

Kind regards

Kate Chapman

Associate

Gillings Planning

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]



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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 26 June 2026 08:54

To: Louis Weller <[REDACTED]> Kate Chapman <[REDACTED]>

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Joe Dixon <Joe.Dixon@arun.gov.uk>

Subject: RE: Planning Consultation on: AL/20/26/PL

Hi Both

Further to your recent emails, our external consultant has provided the following words in response. Hope all is self-explanatory.

Revised calculations were not provided with the recent submission, but the design had changed from the previous iteration. Revised calculations should be provided with any updated design in order to be checked against the design.

The additional infiltration testing was undertaken in summer and therefore does not comply with the BRE method or ADC's local requirements, see para 1.6 in the written comments:

'A further round of infiltration testing has been conducted at the correct depth but does not comply with the BRE365 test method which is to undertake testing in Winter or Spring when groundwater levels are high. However, the results show good rates of infiltration in the shallower subsoil. Therefore, the following precautionary approach can be adopted at planning stage; an additional margin of safety should be applied at planning stage to mitigate this aspect and further testing at the depth and location of the soakaway should be provided as part of a submission to discharge conditions.'

In acknowledgement of the positive rates returned and not wishing to unduly delay the application until next winter, we suggested in paragraph 3.3 that an additional factor of safety could be applied on a precautionary basis. The final design will need to incorporate the infiltration rates resulting from further winter testing as discussed above.

To clarify the comments, the report current notes the testing is to BRE365. The BRE method excludes draining through the base and testing should be carried out in winter or spring. ADC guidance confirm that testing should be carried out in the worst-case conditions (usually winter-Dec to Feb). Following the BRE method the base should be excluded but the FoS applied to the sides would be acceptable to account for the summer testing.

The previously submitted calculation included infiltration at base and sides. There may be an updated set of calculations which was missing from Appendix D which we have not reviewed.

If the soakaway is feasible with a precautionary factor of safety applied to the sides, we are able to apply planning conditions for winter infiltration testing.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Littlehampton, West Sussex, BN17 5LF

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From: Louis Weller [REDACTED]
Sent: 22 June 2026 14:11
To: Paul Cann <Paul.Cann@arun.gov.uk>; Kate Chapman [REDACTED]
Subject: Planning Consultation on: AL/20/26/PL

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Hi Paul,

I trust this email finds you well.

I understand from Simon Davis at Arun District Council that you are the drainage officer overseeing the planning application site at West Barns in Norton.

Upon reviewing the document, I noted an objection which reads:

*Further information is required to confirm the design is in accordance with the requirements of the NSfS (Standard 3). Therefore, we **object** to the application'.*

To our knowledge the design as submitted provided all the clarifications requested up to this point; therefore, some clarification on this would be really appreciated. Can you advise what further information you require?

Kind Regards,

Louis Weller

Civil Engineer and Company Director

[REDACTED]

[REDACTED]

Website: <https://www.lwrcivildesigns.com>