
FW: Planning Consultation on: AL/20/26/PL - SUB PLAN REQUEST

From Simon Davis <Simon.Davis@arun.gov.uk>

Date Fri 01/05/2026 12:49

To Planning.Responses <Planning.Responses@arun.gov.uk>

 5 attachments (16 MB)

P27002-LRW-XX-XX-DR-C-7506-P01.pdf; P27002-LRW-XX-XX-DR-C-7502-P04.pdf; Hydraulic Calcs - P03.pdf; Arun DC email 1212.2026 - Small Site Exception.png; Arun DC email 16.12.2026.png;

Hi,

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
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- [REDACTED]

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[REDACTED]

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From: Nathan Turne [REDACTED] >

Sent: 01 May 2026 11:11

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Kate Chapma [REDACTED]

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

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Good morning Simon,

Many thanks for the comments issued on 23.04.2026. Having read your comments, I wanted to take this opportunity to provide you with a response and additional information you have requested, which has been prepared in collaboration with our drainage consultant.

1.3 - 'A ground investigation has been provided which includes winter groundwater monitoring up to the end of January 2026 and it is stated in the ground investigation report that groundwater levels are increasing up to a likely seasonal maximum in March. The current information on groundwater monitoring does not meet ADC requirements'

Prior to carrying out winter ground monitoring we enquired with the planning officer at Arun District Council who confirmed monitoring was required from 01.12.25 through to 01.02.26. A 2 month period for small exceptions sites was deemed ok. Following the completion of the GW monitoring the design was adjusted to ensure the min 1.0m saturation zone could be achieved. With the data available to us (which was confirmed to be ok by the ADC planning officer) we have achieved this. Please see attached email screenshot confirming the above.

1.7 - 'The design is not currently in accordance with the requirements of the NSfS (Standard 1). Therefore, we object to the application.'

We took all the necessary steps prior to carrying out GW monitoring to ensure compliance with ADC policies on such matter. We liaised with ADC planning officer and followed the advice given. With March and April behind us we cannot obtain the data as mentioned in 1.3. The surface water design poses no risk to third party land or any structures. Any flooded volume during a storm greater than 1:100yr + CC or system failure will be attenuated above ground within the southern car parking bays before draining back into the surface water system. Please see attached email screenshot confirming the above.

3.1 - 'An impermeable areas plan should be provided to confirm the drained area and audit the modelling inputs. No urban creep is required.'

Please find attached Impermeable Areas Plan as requested.

3.2 - 'There are also minimum factors of safety required by the NSfS for infiltration which have not been applied and would increase the size of infiltration system required. Justification of the rate applied should be provided.'

Following a review of the new Suds guidance, the safety factor for the proposed soakaway has been amended from 2.0 to 5.0. This conforms with table S3.1 of the new SuDS guidance. The proposed soakaway has been upsized accordingly to ensure no flooding is present for all storms up to and including the 1:100 yr + 45% climate change storm events. Please find attached the updated drainage plan and hydraulic calculations evidencing the changes.

I hope the above is all clear and useful, but please let us know if you have any questions.

Kind regards

Nathan Turner

Senior Planner
Gillings Planning

Tel [REDACTED]



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