



Thursday, 09 October 2025

FAO Jessica Riches (Planning Officer)
Planning Department
Arun District Council

VIA Planning Portal

Jess Sparkes MRTPI

Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

Dear Jessica,

LAND NORTH OF WATER LANE, ANGMERING - DISCHARGE OF PLANNING CONDITION 5

On behalf of Cala Homes, please find enclosed documentation to help discharge planning condition 5 pursuant to planning permission A/88/24/s73

Condition 5

Prior to the occupation of 150 dwellings on the site hereby permitted details of the drainage arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the surfacing materials and levels to demonstrate that no surface water runoff will discharge onto the A27, either during construction or post implementation.

Information was submitted to discharge this condition in early 2025 (ref: A/229/24/DOC). Unfortunately, the submission was refused following comments from the ADC Drainage Engineers. This submission seeks to respond to those comments as follows:

Point 1 – Construction Details for Filter Drain

Filter drain detail provided, drawing No: S278.38.29.

Please note the filter drain is to be 600mm wide and includes a perforated pipe.

Point 2 – Capacity Calculations for Filter Drain and Swale

Drainage calculations enclosed for northern bund area.

Catchment Area Plan provided to show which area of the bund each calculation relates too.

Point 3 – Surface Water Strategy

The surface water from the swale is proposed to connect into the Phase 2 drainage network. No infiltration is proposed.

Point 4 – Ground Water Monitoring

Groundwater monitoring is not required as infiltration is not being utilised

Following the previous submission comments from other consultees comprised the following:

- **National Highways** – 17.01.2025 – **No objection** to the discharge of Condition 5
- **LLFA** – 10.02.2025 – Did not recommend condition in first instance and therefore **no comment**.

Please find enclosed the following information:

- Approved Flood Risk Assessment by IDOM (February 2018)
- Drainage Comments from Arun Drainage 5.2.25
- Decision Notice for Condition 5 dated 2.4.25
- Bund Catchment Area Plan
- Drainage Calculations P2 NE 1% AEP 40% CC (Eastern Catchment)
- Drainage Calculations P2 NE 3.3% AEP 40% CC (Eastern Catchment)
- Drainage Calculations P2 NE 10% AEP 40% CC (Eastern Catchment)
- Drainage Calculations P2 NE 50% AEP 40% CC (Eastern Catchment)
- Drainage Calculations P2 NW 1% AEP 40% CC (Western Catchment)
- Drainage Calculations P2 NW 3.3% AEP 40% CC (Western Catchment)
- Drainage Calculations P2 NW 10% AEP 40% CC (Western Catchment)
- Drainage Calculations P2 NW 50% AEP 40% CC (Western Catchment)
- Drainage Filter Drain Collector Detail ref: No: S278.38.29.

I trust the above provides everything that you need but should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely



Jess Sparkes MRTPI
Head of Planning
Cala Homes (South Home Counties)