

23rd September 2021

REF:FRON1004a

Arun District Council
Planning Department
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Sir/Madam

Land at Broadlees, Dappers Lane, Angmering

I refer to the planning approval granted permission at the above site (ref A/114/18/PL) for a 70 bed care home in 2019. I am instructed by Frontier Estates (Mering) Ltd to submit an application for approval of details reserved by condition.

I enclose the following in support of this application:

- Application form submitted via the Planning Portal
- Drainage information as follows:
 - Drainage Statement R001 Rev A
 - Drainage Strategy 01 C
 - Drainage Area Plans 02 B
 - Surface Water Schedules 03 A
 - Foul Schedules 04 A
 - Surface Water Longsections 05 A
 - Foul Longsections 06 A
 - Drainage Details Sheet 1 07 A
 - Drainage details Sheet 2 08 B
 - Combined Results V1
 - SuDS Maintenance Manual R002 A
 - Soakage Test Report (April 2021)
 - Groundwater Report (May 2021)

The application has been submitted via the planning portal (Ref: PP-10246317) and all documents submitted electronically.

The details have been discussed informally with Laura Gibbons from the LLFA over a period of months. The documents are now submitted formally in order to discharge the following conditions:

- Condition 15 – Surface water drainage strategy informed by winter groundwater monitoring**
- Condition 16 – Discharge, culverting, diversion, infilling or obstruction to any watercourses on the site**
- Condition 17 – Maintenance and management of SuDs**
- Condition 21 – Access and maintenance of any watercourse.**

The surface water drainage strategy proposed seeks to provide a fully compliant drainage scheme that responds to the site constraints and opportunities whilst adhering to national and local guidance on flood

risk, water quality and the use of SuDS. The drainage scheme is fully informed by the approved outline drainage strategy and FRA, alongside recent site investigations including groundwater monitoring and infiltration testing, and is designed in accordance with the approving authorities design guidance and policies.

For clarity, condition 16 is relevant only in respect of discharge to the watercourse (there is no culverting, diversion, infilling or obstruction) and in any event, the watercourse is off site. In summary, there is a drainage ditch along the southern boundary of the site which takes run off from Water Lane but also from the site. The highway drain takes flow from Water Lane and Dappers Lane and discharges west along Water Lane before turning south and discharging into the Black Ditch which lies adjacent to the southern side of Water Lane.

The southern side of the building will drain into a traditional pipe network with discharge controlled by a Hydrobrake, with a minim 50mm orifice, with excess flows stored in cellular storage. Surface water discharge will be to a swale prior to discharging into the existing highway ditch on the sites southern boundary and the wider highway drain network which eventually discharges to the Black Ditch as described above. Land Drainage Consent will be sought immediately on approval of the surface water strategy in the normal way.

Condition 21 requires that the layout of the scheme shall not be agreed until arrangement for future access and maintenance of any watercourse that crosses or abuts the site. There are no watercourses that cross the site, and the layout has already been agreed through the grant of permission, and will be further confirmed through the discharge of the conditions. The ditch that abuts the site on the southern boundary, alongside a pipe in Dappers lane, can both be fully maintained as existing with no change. As such, this condition can be duly discharged.

I trust this is acceptable and welcome registration of the application in due course. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



Emma Patchell
Senior Planner

