
FW: A/30/26/PL Highdown Garden Centre, Littlehampton Road, Angmering - MSC2116

From Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Date Fri 27/03/2026 16:34

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

 2 attachments (2 MB)

Garden Centre SW Calcs.pdf; Action Sheet v3 M.docx;

Sub plans please and actions sheet.

Thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: James Hollyman (MSC [REDACTED]) >

Sent: 26 March 2026 09:21

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: A/30/26/PL Highdown Garden Centre, Littlehampton Road, Angmering - MSC2116

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Kathryn

Thank you for your email yesterday. The contractor's response is below in blue.

James Hollyman

Planning Consultant

SWITCHBOARD

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EMA [REDACTED]

harris lamb
PROPERTY CONSULTANCY

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From: Graeme Jone [REDACTED]

Sent: 26 March 2026 09:05

To: James Hollyman (MSC [REDACTED])

Cc: George Lishe [REDACTED] >

Subject: RE: A/30/26/PL Highdown Garden Centre, Littlehampton Road, Angmering - MSC2116

External Email

James,

Further to Kathryn's email, we comment as follows:

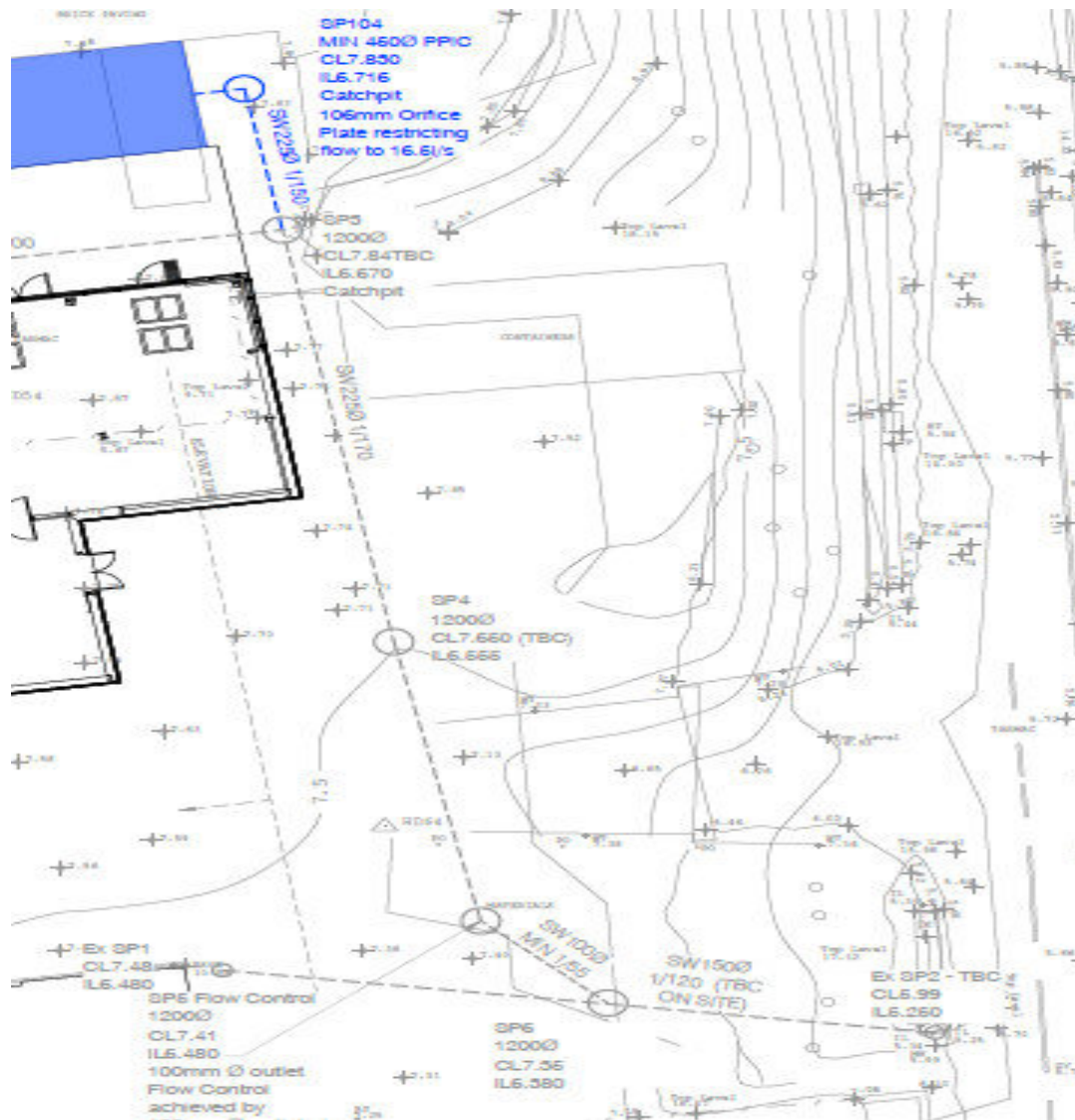
- **Attenuation crates:** Do you have the calculations to evidence the size of the crates to be provided?

The proposal has been fully designed by our Chartered Engineer, and we enclose the calculations for your review.

- **Existing drainage system:** Could you provide details of the existing drainage system and the location of the final discharge point? Our engineers will need to ensure it has sufficient capacity.

Drawing 140 already shows the existing surface water drainage run marked in grey (as existing). It runs from SP3 to SP5 (which is already a flow control point) and then through to EX SP2 and the outfall. Have put an abstract below for ease of reference.

As noted in our earlier email the scheme will be an improvement on the current arrangement as the area is currently drained as it is an existing canopy or hard paved sales area and the new scheme will now formally attenuate in a crated system.



- **Infiltration:** Why has infiltration been discounted? Could you confirm (and submit the evidence) that groundwater monitoring and infiltration testing have ruled out the use of infiltration? We would expect the SuDS hierarchy, as set out in the National Standards for SuDS, to be strictly followed.

We are aware of the SuDS hierarchy but unfortunately the ground conditions are impermeable as we have clay for circa 4.3m depth underlain with weak chalk beneath which would not be ideal either.

The site is already formally drained which also substantiates the drainage protocol.

Below is an abstract of a borehole for the site which confirms the general geology for the area, as you can see extensive clay.

We hope this answers your concerns, but happy to answer any further questions.

Site Location:Highdown Garden Centre, Worthing											
Project No. : J2119				Client: Hodges			Drilling Equipment:				
Borehole Number WS4		Hole Type WLS		Level		Logged By JST		Scale 1:50		Page Number Sheet 1 of 1	
Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		Install		
	Depth (m)	Type	Results								
	0.20	ES	N=16 (2,2/4,4,4,4)	0.60			MADE GROUND: Brown sandy granular fill comprising gravel sized fragments of flint/chert, brick,clinker/ash and brick.	1			
	0.70	ES					Firm brown silty CLAY.				
	1.00	SPT					Stiff light brown - cream gravelly CLAY. Gravel is angular and subangular fine medium and coarse chalk and flint/chert. Occasional thin silty sand horizons.				
	1.30	D	N=16 (2,2/4,4,4,4)	1.20				2			
	2.00	SPT									
	3.00	SPT									
	3.80	ES	N=24 (3,4/5,5,7,7)	3.50			Stiff green - grey CLAY. Occasional angular fine medium and coarse gravel of flint/chert and chalk.	3			
	4.00	SPT									
							Extremely weak cream-white structureless CHALK (Dm).				

Kind regards

Graeme Jones (Joint Managing Director)

For Geo Hodges & Son Ltd

Te 





E-mail 

Website: www.hodges.co.uk

LinkedIn: www.linkedin.com/company/geo-hodges-son-ltd

Geo Hodges & Son Ltd

Registered Office:

82 Horninglow Street, Burton upon Trent, Staffs DE14 1PN

Registration No. 269991 England

V.A.T. Registration No. GB 616 9512 31

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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 25 March 2026 16:29

To: James Hollyman (MSC [REDACTED]) >

Subject: RE: A/30/26/PL Highdown Garden Centre, Littlehampton Road, Angmering - MSC2116

External Email

Dear James,

Regarding the comments below, I will pass these on to Southern Water. I do, however, have a few queries of my own; the responses will be relevant to our own drainage consultants.

- **Attenuation crates:** Do you have the calculations to evidence the size of the crates to be provided?
- **Existing drainage system:** Could you provide details of the existing drainage system and the location of the final discharge point? Our engineers will need to ensure it has sufficient capacity.
- **Infiltration:** Why has infiltration been discounted? Could you confirm (and submit the evidence) that groundwater monitoring and infiltration testing have ruled out the use of infiltration? We would expect the SuDS hierarchy, as set out in the National Standards for SuDS, to be strictly followed.

I would recommend reviewing the advice for designers and applicants available here: [Surface water drainage for planning | Arun District Council](#) There is a helpful checklist, and we would expect the relevant details to be provided; otherwise, it is likely that our engineers will raise an objection.

Kind regards,

Kathryn Welch

Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk





From: James Hollyman (MSC [REDACTED])
Sent: 25 March 2026 14:49
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: A/30/26/PL Highdown Garden Centre, Littlehampton Road, Angmering - MSC2116

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Dear Kathryn

Please see below for the contractor's comments on Southern Water's response to this planning application.

If you need anything else from us, please let us know.

Also, please could we also have your response to our email of 12 March regarding the determination period?

Thank you.

James Hollyman
Planning Consultant

SWITCHBOARD

MOBILE [REDACTED]

EMAIL [REDACTED]

harris lamb
PROPERTY CONSULTANCY

WWW.HARRISLAMB.COM



From: Graeme Jone [REDACTED]
Sent: 25 March 2026 14:23
To: Chris Primett [REDACTED]
Cc: James Hollyman (MSC [REDACTED]); George Lishe [REDACTED]
Subject: Highdown Garden Centre - Southern Water Letter/comments

External Email

Chris

Further to receipt of Southern Water's letter dated 16th March 2026 Ref DSA000052125, we comment as follows:

- The application is in respect to the design and construction of new outside sales canopies and hence the only additional drainage provision is for surface water drainage as detailed on drawing 140, there is no alteration or additions to the foul drainage requirement whatsoever.
- Our drawing has also included for the provision of the necessary attenuation crates as designed by our Chartered Engineer before connection to the existing private surface water on site.
- There are no proposed soakaways, we have rainwater pipes and drainage channels connection to the existing private water drainage via designed attenuation.
- The design represents considerable betterment to the site since the existing area has no formal attenuation and is either already covered by the old existing canopies or already hard paved and drained.
- We are a little bit confused by the reference to public sewers on site. The only public sewer is outside the boundary of the site running parallel with the main road.
- There is no trade effluent involved in the application for the canopies.
- There is no grease control related to the application just surface water.
- The demolition involves the removal of an existing drained polytunnel prior to its replacement with a new canopy structure which will also be formally drained, we are confused as to why this might need a demolition notice as we are only dealing with surface water and wonder whether this relates to the concerns of trade effluent/foul water issue which is not applicable to this application.
- There are no new connections required.

We trust this clarifies the scope of drainage works required for the proposed application for external canopies and allays any Southern Water concerns.

Kind regards

Graeme Jones (Joint Managing Director)

For Geo Hodges & Son Ltd

Tel [REDACTED]

Fax [REDACTED]

Mo [REDACTED]

E-mail [REDACTED]

Website: www.hodges.co.uk

LinkedIn: www.linkedin.com/company/geo-hodges-son-ltd

Geo Hodges & Son Ltd

Registered Office:

82 Horninglow Street, Burton upon Trent, Staffs DE14 1PN

Registration No. 269991 England

