

**From:** Michael Eastham <Michael.Eastham@arun.gov.uk>  
**Sent:** 05 October 2020 16:36  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: A/76/20/PL - Land at Dappers Lane, Angmering - DRAFT DRAINAGE CONDITIONS

Please upload onto Ocella the email below from **ADC Drainage Engineers** regarding the draft conditions for Dappers Lane, Angmering (**A/76/20/PL**).

Thanks,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



Sign up to our newsletter [here](#)



**From:** Paul Cann <Paul.Cann@arun.gov.uk>  
**Sent:** 05 October 2020 16:22  
**To:** Michael Eastham <Michael.Eastham@arun.gov.uk>; Laura Gibbons [REDACTED]  
**Subject:** RE: A/76/20/PL - Land at Dappers Lane, Angmering - DRAFT DRAINAGE CONDITIONS

Hi Michael

We have only talked drainage strategies with them, as you have mentioned below, so no real detailed design. Therefore, the standard conditions that you have listed need to be applied, as this is where the detail will be addressed.

Regards

Paul Cann  
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37819 | External: +44 (0) 1903 737819 | Fax: +44 (0) 1903 716019 | E-mail: [Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)

Arun is Working in Partnership with Chichester District Council

Visit Arun's web site at <http://www.arun.gov.uk/> and [www.chichester.gov.uk](http://www.chichester.gov.uk)



Save the environment - think before you print.

---

**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>

**Sent:** 02 October 2020 17:49

**To:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>; Laura Gibbons [REDACTED]

**Subject:** FW: A/76/20/PL - Land at Dappers Lane, Angmering - DRAFT DRAINAGE CONDITIONS

**Importance:** High

Hi Paul and Laura,

Persimmon Homes have submitted a drainage strategy with the planning application (**A/76/20/PL**) for Land at Dappers Lane, in Angmering.

Do you still require the following four generic conditions (**numbers 22-25 inclusive set out in full below**) to be imposed, or alternatively should they be tailored around the information that has already been submitted and request only what further detail is required. Conditions should not duplicate what is required by other technical process, so it may be that the further detail that you require does not need to be secured by condition.

*22. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity*

*Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.*

23. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

*Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.*

24. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer / applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details. The agreed scheme shall thereafter be maintained in perpetuity.

*Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1, Policy W SP1, Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan.*

25. The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

*Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan; and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.*

Kind regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

Sign up to our newsletter [here](#)

