

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 07 October 2026 09:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: BR/24/26/PL

Further consultation from END.

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 06 October 2026 09:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/24/26/PL

Hi Simon

Suggested conditions below;

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

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



Our priorities...



From: Sarah Burrow [REDACTED]
Sent: 06 October 2026 09:20
To: Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Terry Seymour [REDACTED]
Subject: RE: Planning Consultation on: BR/24/26/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Paul,

I've only slightly varied the existing conditions, let me know if you want something more specific.

Design

Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

1. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
2. Impermeable area plan,
3. Calculations modelling both the proposed and the existing full surface water drainage network for the following storm events:
 - a. 100% Annual Exceedance Probability,
 - b. 10% AEP + climate change allowance,
 - c. 3.3% AEP + climate change allowance,
 - d. 1% AEP + climate change allowance.

All storm events must include an allowance surcharged outfalls where appropriate and account for the wider site,

4. Detailed drainage plans conforming to Local Planning Authority guidance,
5. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
6. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority.

Reason: In order to comply with Arun Local Plan policies (WDM3) and the NPPF.

Maintenance

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:

- a) Details of all surface water drainage components and their design function,
- b) A schedule of inspections and maintenance activities, including frequencies,
- c) Details of the body or organisation responsible for ongoing management and maintenance,
- d) Procedures for identifying and rectifying defects or blockages,
- e) Arrangements for the funding and implementation of maintenance activities throughout the lifetime of the development including 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 approved maintenance and management plan shall thereafter be implemented and maintained for the lifetime of the development.

Reason: In order to comply with Arun Local Plan policies (WDM3) and the NPPF.

SARAH BURROW BSc(Hons) | SENIOR ENGINEER

██████████
████████████████████
████████████████████

I-EP.CO.UK



Typical working hours:
Monday: 9am - 3pm
Tuesday and Friday: 10am - 6pm
Wednesday: 9am - 6pm
Thursday: 9am - 3pm

IN ASSOCIATION WITH



COOPERBAILIE
RESIDENTIAL DESIGN & MASTERPLANNING

COOPERBAILIE.CO.UK



GREENLANDSCAPE STUDIO
LANDSCAPE PLANNING & DESIGN

GL-STUDIO.CO.UK



FORTIS-PLANNING
TOWN PLANNING & PROJECT MANAGEMENT

FORTIS-PLANNING.CO.UK

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

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

Sent: Monday, September 21, 2026 5:34 pm

To: Paul Cann <Paul.Cann@arun.gov.uk>

Cc: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/24/26/PL

Dear Paul,

Thanks for the further comments.

The applicant has managed to reach agreement with the Environment Agency on their issues and has stated that they are unwilling to make any further technical submission on drainage:

“As set out in our email of 27 July 2026, the proposals comprise drainage mitigation and flood resilience works to an existing development rather than conventional new development. The scheme has therefore been designed to address the relevant drainage standards so far as is reasonably practicable within the constraints of the site, whilst delivering significant betterment over the existing situation. The application has demonstrated the extent of compliance that can reasonably be achieved and the specific reasons why full compliance is not possible in all respects. We consider these to be matters of planning judgement rather than matters requiring further technical evidence. Accordingly, and having regard to the Council's confirmation that its Group Head is "relaxed about a potential departure from standards", we consider the submitted drainage information sufficient to enable the application to be determined and do not intend to submit any further information at this stage.”

On this basis, I write to ask whether you would like to propose any conditions to be imposed should we, as the LPA, decide to grant permission. Please note that I am also writing to the LLFA (Mat Jackson) to ask the same thing.

Kind Regards

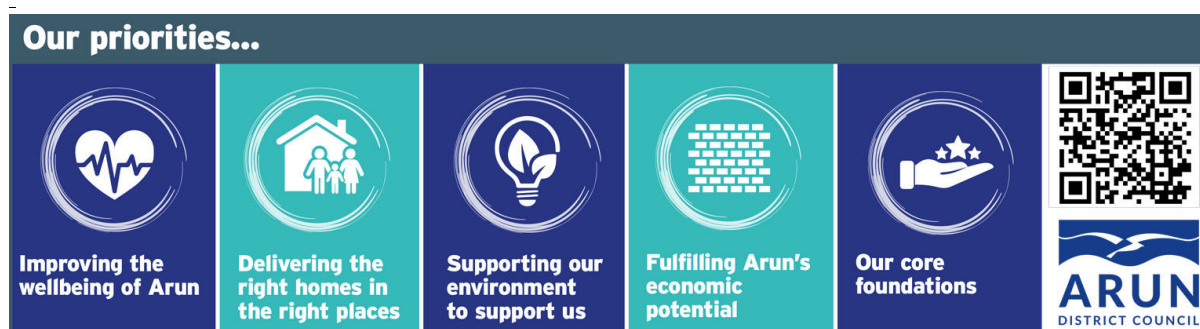
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)