
FW: CM/16/26/HH 3 New Thatched Cottages

From Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Date Fri 14/08/2026 12:06
To Planning.Responses <Planning.Responses@arun.gov.uk>

 1 attachment (3 MB)
EIR202637775_P4.pdf;

Hi,

Please upload the attached documents to CM/16/26/HH
Additional document
'Flood risk assessment data'

Thanks,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays.

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: info <[REDACTED]>
Sent: 13 August 2026 17:02
To: Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Joe Dixon <Joe.Dixon@arun.gov.uk>; Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>; office <[REDACTED]>
Subject: Re: CM/16/26/HH 3 New Thatched Cottages

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Hi Paul and Joe

Please find attached the pack 4 data.

Kind Regards

Lauren

Lauren Willard BA (Hons) A

Senior Project Designer/Co-ordinator

FULLER

• ARCHITECTS •

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On 11 Aug 2026, at 16:11, info <[REDACTED]> wrote:

Hi Paul and Joe

I would like to make the following comments regarding your response to this application:

The proposed development comprises a modest 37m² domestic garage within the curtilage of an existing dwelling. The garage will replace an existing shed and be constructed over an area currently occupied by impermeable hardstanding. As such, the proposal will not materially increase impermeable area or alter existing surface water runoff characteristics.

Nevertheless, the proposal incorporates a drainage strategy that directs roof runoff to an infiltration soakaway, representing a betterment over the existing situation, where runoff is unmanaged.

Paragraph 182 of the NPPF requires SuDS to be proportionate to the nature and scale of the proposal and states that multifunctional benefits should be provided "wherever possible", rather than as an absolute requirement

Given the small scale of the development, the absence of any material increase in runoff, and the proposed betterment through infiltration drainage, the LLFA's request for full multifunctional SuDS providing amenity, biodiversity and water quality benefits is considered disproportionate. Such features would necessarily be located within a private residential garden, where their long-term retention and management cannot reasonably be secured and where any wider public benefit would be negligible.

The proposed soakaway provides a practical, effective and policy-compliant drainage solution that is proportionate to the scale and impact of the development. It is therefore considered that the requirements of Paragraph 182 are satisfied, and that further multifunctional SuDS measures are neither necessary nor justified in this instance.

I have also had the following commentary and document from the person that carried out the infiltration testing and ground water monitoring;

'Having read the drainage comments from the recent consultation, it appears that Arun DC would also expect details of the soil composition for the trial pit to be evidenced.'

There was no detailed soil log carried out as the Trial Pit was excavated a few days prior to Infiltration being carried out. However depths were measured, off the side-wall, immediately before testing with the following being recorded from ground level to the maximum depth of 880mm :

- a) 0mm - 450mm of top-soil including made-up towards the surface.*
- b) 450mm - 880mm of silty clay within the typical response zone.*

To correlate with this I am attaching, as a pdf, a scan of the Borehole Log for Groundwater Monitoring Point GWP#1, recorded on the days of installation. It should be noted that the location of the Trial Pit was approximately 1800mm from the monitoring point. Thus it is implied that the soil characteristics should be very similar.

As can be seen from this Borehole Log, the soils were :

- a) 0mm - 520mm of top-soil + made-up.*
- b) 520mm - 930mm of damp mouldable silty clay within the typical response zone.*

It should be noted that these soil descriptions are from visual characteristics only on Disturbed Samples removed during augering -- no Particle Size Analysis has been performed.

The borehole was initially augered on Tuesday 4th February 2025, to a depth of 2140mm Below Ground Level (BGL), with twice-weekly monitoring to establish (or not) the viability of Drainage-by-Infiltration as regards Freeboard.

On the 4th October 2025, this borehole was cleared of slumping soil at its base and an Open Head Piezometer (slotted monitoring pipe) was installed. Groundwater Monitoring to meet the requirements of Arun DC guidelines was carried out.

Attached is a photo of the site survey notes;

Kind regards

Lauren Willard

Lauren Willard BA (Hons) A

Senior Project Designer/Co-ordinator

FULLER

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On 7 Aug 2026, at 09:19, Paul Cann <Paul.Cann@arun.gov.uk> wrote:

Hi Lauren

I refer to your voicemail.

Please note that our consultation response was produced by one of our external consultants. Please could you email your query regarding item 3, and I will pass onto them for a response.

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
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<image001.jpg> <image002.jpg> <image003.jpg>

<image004.jpg>

From: info <[REDACTED]>
Sent: 05 August 2026 15:48
To: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Cc: office <[REDACTED]>
Subject: Re: CM/16/26/HH 3 New Thatched Cottages

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Dear Rhiannon and Paul

It would appear some documents weren't uploaded with the application please find attached the following documents which should address the queries in the objection;

- Ground water monitoring record
- Soil infiltration tests

The commentary following the ground water monitoring and soil infiltration testing were:

a) Groundwater Monitoring from 2025 to 2026 carried out over a 2 month duration period (December to January) within the prescribed 3 month winter period of December to February. This is in line with, and fully complies with the current Arun DC drainage guidelines. It should be noted that monitoring commenced at the start of October 2025 when the guidance in force was for a full 6 months duration period. The formal guidance for a relaxed duration came into force later.

b) Soil Infiltration Testing carried out on Tuesday 24th February 2026. Again this is in line with, and fully complies with the current Arun DC drainage guidelines for testing within the winter period of December to February for all 3 tests being completed in quick succession -- here in 1 day.

If any further information is required please let me know.

Kind Regards

Lauren
<image006.png>

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On 5 Aug 2026, at 15:06, Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk> wrote:

Good afternoon,

I am the case officer for this application.
Please see the attached consultee response from the Drainage Engineers; an objection.

I am writing to check whether you have any of the additional information requested within the response, specifically the groundwater monitoring data and details of the infiltration testing. The engineers suggest that this information may have

been collected but was not submitted as part of the application.

Kind regards,
Rhiannon

Rhiannon Lloyd (she/her)
Planning Officer Planning

Please note I am not in the office on Thursdays.

T: 01903 737637
E: rhiannon.lloyd@arun.gov.uk

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<image007.jpg>

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