Engineers Comments Regarding Surface Water Drainage

Application Reference:	FG/15/25/PL	**Reviewer Reference:**	ADC/SB
Planning Officer:	Harry Chalk	**Date of Review:**	02/05/2025
Site Name:	Kivesborough Littlehampton Road Ferring BN12 6PN		
Application Description:	Subdivision of existing curtilage and erection of 3 No. 3-bedroom dwellings (self build), retention of existing access and provision of landscaping (resubmission following FG/49/24/PL). This application affects a Public Right of Way and is in CIL Zone 4.		
Assessment Number:	1 of 1		

Policy and Guidance Information
Arun District Council Surface Water Drainage Guidance - https://www.arun.gov.uk/surfacewater Land Drainage Consent – https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/ and https://www.arun.gov.uk/land-drainage-consent/ Arun District Council surface water pre-commencement conditions - https://www.arun.gov.uk/planning-pre-commencement-conditions The SuDs Manual [C753] by CIRIA Sustainable drainage systems: non-statutory technical standards' https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf

Response	**Objection/Further information required**

Critical Items for Surface Water Drainage Design Conditions		
The failure to adequately address the following items will result in an objection to a surface water drainage design. If any of these items are inadequately addressed by the submission, then their correction may result in a redesign of the surface water drainage scheme. A redesign is likely to have site wide implications such as the potential for storage structures to increase in volume or plan area.		
Critical Item	**Reason**	**Status**
Winter groundwater monitoring data.	Adequate winter groundwater monitoring data must be supplied to evidence that infiltration designs have sufficient freeboard from the base of structures and the peak groundwater level. The same data is necessary to ensure that the potential for buoyancy has been adequately considered in attenuation designs.	**Insufficient.**

Winter infiltration testing data.	Adequate winter infiltration testing must be supplied to justify the proposed discharge method and design infiltration rates. Infiltration tests must be completed strictly in accordance with BRE DG 365, CIRIA R156 or a similar approved method. Testing depths must account for peak groundwater levels and correspond with the location and depth of proposed infiltration features. Designs must be based upon the slowest infiltration rate evidenced closest to a proposed infiltration feature. Average design rates will not be accepted. The results of incomplete tests should not be extrapolated to obtain design values for infiltration rates.	**Insufficient.**
The hierarchy for sustainable drainage.	The proposed discharge method must accord with the SuDS hierarchy as given below. Evidence must be supplied to justify the proposed discharge method. 1. Rainwater reuse where possible. 2. Complete discharge into the ground (infiltration). 3. Hybrid infiltration and restricted discharge to an appropriate water body or surface water sewer. 4. Restricted discharge to an appropriate water body. 5. Restricted discharge to a surface water sewer. 6. Restricted discharge to a combined sewer. A water body may be defined as a river, watercourse, ditch, culverted watercourse, reservoir, wetland or the sea. **Engineers cannot support any proposed connection of surface water to the foul sewer.**	**Compliant but inadequately proven.**
Calculations	Calculations for pre-development run off rates must be based upon the positively drained area only. Proposed discharge rates must not increase flood risk on site or elsewhere. Discharge	**Not assessed due to infiltration design.**

	rates must be restricted to QBAR or 2 l/s/ha, depending on whichever is higher.	
	Designs must be based on the most recently available rainfall data at the time of conditions being applied. **FSR rainfall data will not be accepted.** FEH rainfall data is based upon more recent records and continues to be updated.	**Compliant**
	Designs must use the correct climate change allowances at the time of determination of the outline or full planning application. CV values for all events must be set to 1. This includes summer, winter, design, and simulation events. The correct allowance for urban creep must be applied. Additional storage must be set to zero unless it can be evidenced where this is provided. Infiltration half-drain times must be less than 24 hours. Infiltration design rates must be applied to the sides of soakaways, or to the base of infiltration blankets. Design rates must not be applied to both the base and sides of infiltration structures. A surcharged outfall must be modelled.	**Insufficient**
Natural catchments design.	The submission must define the natural drainage characteristics within, and hydraulically linked to, the site and demonstrate that the drainage proposals will integrate with and not compromise the function of the natural and existing drainage systems. The condition, performance (including capacity where appropriate) and ownership of any existing site surface water drainage infrastructure must be accurately reported. Appropriate easements to watercourses and other services must be shown on all plans. Where there are areas of flood risk from any source on the site, it must be shown how a sustainable surface water drainage design can	**Insufficient – can be dealt with via condition.**

	be accommodated on the site without conflicting with those areas of flood risk. Designs must replicate the natural drainage catchments of the site. All surface water drainage designs must therefore drain via gravity to corresponding points of discharge. **The use of pumps for surface water drainage is not sustainable and will only be considered where the designer has fully demonstrated that they are proposed as a last resort.**	
Plans	Plan areas, depths and levels of drainage infrastructure must accurately correspond with the supporting calculations.	**Compliant**
Water quality benefits.	An assessment of water quality is necessary to evidence that the proposed design provides adequate treatment of surface water.	**Compliant**
Biodiversity and amenity benefits.	The surface water drainage design must provide biodiversity and amenity benefits.	**Compliant**
Trees and planting	There should be no conflict between surface water drainage infrastructure and existing or proposed trees or planting. The design must consider the potential growth of proposed trees and adequate mitigation must be provided to protect drainage infrastructure where conflict **cannot** be avoided.	**Insufficient – at access.**

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only.

Other planning matters occasionally effect the surface water drainage design. If plans relating to other matters have been assessed for their impact on the proposed drainage, then it must not be assumed that they have been assessed for any other purpose. The planning officer is advised to check for conflicts with any existing approved plans and to consult any relevant consultees as appropriate.

It has been identified that the following consultees may have comments about the plans that have been submitted and reviewed for this application:

☐ Landscaping officer (proposed trees and landscaping)
☒ Tree officer (existing trees)

☐ Environment Agency (main rivers and fluvial/tidal flood risk, groundwater source protection zones)
☐ Southern Water (foul drainage and surface water disposal to public sewer network)
☐ Portsmouth Water (groundwater source protection zones)
☐ Lead local flood authority (all other sources of flooding and ordinary watercourses)
☐ Other:
☐ None

Additional comments to the planning officer

The NPPF states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere (paragraph 181, 182 and 187e). The PPG guides local planning authorities to refer to 'Sustainable drainage systems: non-statutory technical standards' and detailed industry guidance like The SuDS Manual [C753] by CIRIA to guide decisions about the design, maintenance, and operation of sustainable drainage systems for non-major development.

This consultation has been primarily informed by The SuDS Manual.

The following documents have been submitted and reviewed to inform this consultation with reference to surface water drainage:

- Flood Risk Assessment and Drainage Strategy, reference Kivesborough, issue 'Final B', dated 03/12/2024. Referred to as the **FRA.**
- Ground Contamination Risk Assessment Report, reference: R16075, issue 1, dated 26/02/2024. Referred to as the **Contamination Report.**

The following plans or documents are found in the FRA:

- Drainage Strategy Layout – 2305101-0500 Revision B. Referred to as the **Drainage Layout.**
- Soakage Report, reference GWPR6121/SR/August 2024. Referred to as the **Falling Head Test Report.**
- Soakaway Report, reference GWPR6331/SR/November 2024. Referred to as the **Soakaway Report.**

The FRA indicates that surface water will be drained via infiltration (to ground). We are supportive of this strategy. However, insufficient evidence has been submitted to confirm design infiltration rates at the depths of likely infiltration structures on the site. The infiltration testing does not correspond with the design, and the groundwater monitoring is inadequate in duration and number of observations to demonstrate that the peak level has been captured. Additionally, a chalk dissolution risk assessment has not been submitted despite this risk being discussed in the ground investigation reports.

The applicant has submitted infiltration testing, the tests give the impression that infiltration should be possible. Testing has been completed at 1.5m depth and approximately 2m depth (two pits) in

November 2024. All tests demonstrated infiltration rates that should meet our half drain requirements.

No site-specific groundwater monitoring has been submitted. However, a groundwater strike was recorded at 2.85m below ground level [bgl] on 25 July 2024 in WS1 in the falling head test report. The applicant has also submitted groundwater monitoring from a neighbouring site, this monitoring includes observations on two occasions in November 2013. The peak groundwater level is WS2, (the closest monitoring point to this site), was 2.7mbgl.

A minimum of 1m depth of unsaturated ground needs to be achieved between the base of any infiltration structure and the peak groundwater level. This means that even with the insufficient data that has been submitted, we can assume that the base of any infiltration structure must be set no deeper than 1.7mbgl. Therefore, the infiltration testing results at 2m depth cannot be used.

The soakaway report notes that; "*The investigation was undertaken in November 2024 when groundwater levels are likely to be approaching their **annual minimum elevation**. Exact groundwater levels may only be determined through long term measurements from monitoring wells installed on-site.*" [Our emphasis].

We suggest that groundwater is observed from October to March as groundwater has been evidenced to peak anytime within this period in the district. It is possible that peak groundwater levels could be higher than those recorded. The submitted monitoring does not demonstrate that the peak groundwater level has been captured.

The design uses shallow infiltration features in the form of permeable paving(~0.5mbgl), geocellular crates(~0.75mbgl) and an infiltration basin (0.658mbgl). None of these features are set at the corresponding depth of the infiltration testing (1.5mbgl). Infiltration tests must be completed at the depth, location and head of water to correspond with the design. The testing must also ensure 1m depth of unsaturated ground is achieved above the peak groundwater level.

Three ground investigation reports have been submitted to support this application. These contain conflicting advice regarding the risk of solution or dissolution features. Both the falling head test report and the soakaway report clearly state that a chalk dissolution risk assessment was not within their scope. The contamination report refers to the risk of solution features forming, but it is unclear if this is technically a chalk dissolution risk assessment.

The contamination report indicates that the risk is from soluble rocks is very low. This is because; "*the presence of natural cavities in the chalk are very rare and that solution features, if present, can be expected to be infilled with Quaternary Superficial Deposits.*" It is noted that this section of the report (2.2.3 Natural Ground Subsidence) makes no reference to infiltration drainage with relation to risk of solution features forming.

In comparison, the soakaway report states that; "*It should be noted that water discharge into the chalk may worsen/create dissolution features. Therefore, soakaways should be remote from structures and undertaken in accordance with current guidance.*" Both the soakaway and falling head test reports point to guidance that states that infiltration structures should be positioned 5-10m from building foundations, depending on the density of the chalk that they discharge to. The same guidance states that the advice of a specialist geotechnologist should be sought as to the advisability and siting of a soakaway.

The soakaway report clearly states that it is recommended that a chalk dissolution risk assessment is carried out for the site. However, based on the submitted documents it does not appear that one has been completed. This is critical, as if easements in excess of 5m are required then this may affect the layout.

The proposed infiltrating basin is located 1m from one of the buildings. This will not be acceptable without written advice from a geotechnologist as it directly contradicts the guidance referred to in the reports the applicant has submitted. The basin must be relocated or advice stating otherwise submitted.

It is not appropriate to agree the overarching surface water drainage strategy via condition because if infiltration is later found not to be viable, either due to higher-than-expected groundwater levels, or infiltration rates that do not meet our half drain requirements at the correct depth, then there are **no obvious alternative means of draining the site**.

The surface water drainage disposal options may be summarised as follows:

1. Infiltration – inadequately proven.
2. To a watercourse – no mapped boundary watercourses available.
3. To a surface water sewer – none available.
4. To a highway drainage system – none available (as far as we are aware).
5. To a combined sewer – none available.

Surface water must not be discharged into the foul sewer. The foul sewer is not a recognised disposal location in the SuDS Manual, Approved Document H, or the NPPG **[Flood risk and coastal change para 056]**. It is important to recognise that the foul and combined sewer networks are defined by the public sewer records held by Southern Water Services Ltd.

It is for these reasons that we cannot be sure that flood risk will not be increased by the proposed development. Therefore, this application does not accord with the NPPF as set out above.

Overcoming our objection

As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid.

If the planning officer is minded to allow the applicant additional time to submit further documents to support this application, then the following evidence may overcome the objection. Please do not submit further documents without prior discussion with the planning officer as to whether it will be possible for these to be assessed or influence their determination.

1. Site specific winter groundwater monitoring and design adjusted if necessary.
2. Evidence of a chalk dissolution risk assessment and a design that conforms to that assessment.

3. Design adjusted to correspond with the infiltration testing that has been completed, or;

   Additional winter infiltration testing submitted, at the location, depth and head of water to correspond with the design. This must allow for a minimum of 1m of unsaturated ground between the base of the trial pit(s) and the peak recorded groundwater level.

4. Evidence that the location of the proposed basin is acceptable to a qualified technologist, or updated plans showing the basin relocated more that 5m away from building foundations.

Checklist

A reduced **site-specific** version of our full surface water drainage design checklist is provided below. This has been edited to remove elements that are not applicable to this site, either due to the scale of the proposal or the method of disposal. The checklist is provided to assist the applicant and designer in preparing a revised design to meet our requirements. It is applicable to **Kivesborough** only.

- Items highlighted as ☐ must be provided prior to determination to overcome our objection.
- Additional comments or notes are provided by the reviewer **in bold**.
- If an item has been submitted this is checked: ☒
- For HH, OUT, RES and PL applications only: All other items are assumed to be handled via a condition applied to the permission if given.

Our requirements and comments are elaborated upon or condensed within a separate comment tracker where necessary. If a comment tracker is provided a designer is encouraged to refer to this and respond to comments to aid further review. Please request a .docx version of this document to by email to land.drainage@arun.gov.uk if needed.

The full unedited surface water design checklist is available on our website at https://www.arun.gov.uk/surfacewater/. **If the design is amended following receipt of our consultation the designer may need to refer to the full checklist to ensure that the revised design meets our requirements.**

Kivesborough Designer Checklist

Ground Investigation Results

Groundwater monitoring – single strike is inadequate.
☐ Plan showing location of monitoring points provided.
☐ Depths of holes detailed.
☐ Dates of observations and depth to groundwater recorded.
☐ Evidence of the strata within borehole or monitoring pits provided.

Requested to aid speed of assessment
☐ Plan showing the peak groundwater levels at each monitoring point in mAOD.
☐ Peak groundwater levels recorded in metres below ground level and mAOD.
☐ If in an area of possible tidal influence, provide a comparison of readings against tide times/levels.

Infiltration testing – depending on other factors more testing may be required. See comments.
☒ Completed strictly in accordance with BRE DG 365, CIRIA R156 or a similar approved method.
☒ Plan showing location of trial pits provided.
☒ Pit dimensions provided.
☒ Depths of testing provided.
☒ Dates, times and readings of each test recorded.
☐ Calculations for the infiltration rate for each test provided.
☒ Evidence of the strata within trial pits provided.
☐ Test locations, and depths correspond with the expected location and depths of proposed infiltration features.

Requested to aid speed of assessment
☐ Depths of testing provided in m below ground level and mAOD.

Other
As appropriate, dependent upon specific site conditions
☐ Geotechnical advice relating to the siting of infiltration features and risk of dissolution. (Usually where chalk strata is evidenced.)

Surface Water Drainage Statement

Disposal method (Select as appropriate)
☒ Rainwater reuse is proposed where possible.
☒ Infiltration is proposed and maximised wherever possible.

Disposal method justification
☐ Infiltration has been adequately investigated, in winter, at appropriate and varying depths where appropriate, above peak recorded winter groundwater levels at the given location.
☐ Private downstream highway drainage networks are investigated (location, mapping, network, flow direction, ownership/responsibility, depth, capacity, and condition).

Requested to aid speed of assessment

☐ Any previous relevant correspondence or pre-application advice from the Local Planning Authority [LPA] or the Lead Local Flood Authority [LLFA] regarding the surface water drainage design is included with the statement.

Existing Site

Essential

☐ It is clear what the natural drainage characteristics of the site and hydraulically linked areas are.
☒ Natural flow paths are identified on a plan (where applicable).
☐ Existing site drainage features are investigated – condition, performance, and ownership.
☒ Environmentally sensitive receiving water bodies are identified – for example groundwater source protection zones.
☒ Existing and future flood risk from any source is detailed.

It is suggested that the above is achieved with the following, which may be combined where appropriate:

☒ An existing topographical plan.
☐ An existing site surface water drainage plan (where applicable).
☒ Flood maps (fluvial, tidal, pluvial, groundwater, sewer, and reservoir) are supplied (or Flood Risk Assessment referred to).
☐ Confirmation and surveys of any existing drainage infrastructure on the site.

Proposed Design

Essential

☒ Statement confirming the proposed design criteria including fixed design calculation inputs for the SuDS system. Examples include:

- Climate change allowances,
- Urban creep allowance,
- CV values,
- Rainfall data,
- MADD factor or additional storage.

☐ Natural catchments are followed.
☒ The design is gravity based with no use of pumps.
☐ Where there is existing drainage infrastructure on the site it is clearly explained or illustrated what is being retained, upgraded, or removed.
☐ If the surface water drainage is designed to flood in the 1% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] event, then the flood volume is contained safely on site without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress.

☒ The design provides and evidences interception drainage and is able to capture and retain on site the first 5mm of the majority of all rainfall events. **Not formally assessed but green roofs, water butts, basin and permeable paving noted to contribute to this.**
☒ Water quality and treatment is adequately assessed – with an assessment appropriate for the scale and proposed use of the site.
☐ Adequate freeboard is provided between the top water level of any open storage features and the top of the bank. **To be checked following updated design.**
☒ There are no clashes with other infrastructure.
☒ Self-cleansing velocities are achieved where pipes are proposed.

☐ 1m freeboard is provided between peak groundwater levels and the base of any infiltration feature. Unknown.

☒ Amenity benefits are provided by the drainage system (assessed by others).
☒ Biodiversity benefits are provided by the drainage system (assessed by others).
☐ Landscaping has been designed to ensure ease of maintenance of drainage assets.
☐ The justification and criteria for tree root avoidance and mitigation measures is clear, referencing adopting body standards where applicable. **May be reduced capacity at the site entrance due to presence of existing trees.**
☒ Biodiversity and ecological enhancements do not impede the functionality, maintenance or capacity of the drainage system.

☐ It is confirmed what elements of the SuDS will be private.
☒ A maintenance plan for the SuDS system, appropriate to the scale of the development, is submitted. [Please refer to our SuDS Maintenance Checklist where this is stipulated by condition.]

Preferred
☐ Ground raising is avoided where possible.
☐ The drainage system is considered by and contributes to the biodiversity net gain statement (assessed by others).

Impermeable Area/Catchment Plan

Essential
☒ An impermeable area plan is provided showing all positively drained areas including open surface water storage plan areas.

Preferred
☐ Impermeable areas are shown in m^2 on the impermeable areas plan(s).
☐ Demarcated impermeable areas correspond with the distribution of those areas in the supporting calculations.

Surface Water Drainage Calculations

General
☒ The most recently applicable, or previously agreed FEH rainfall data is used. **Data will need to be submitted due to incompatibility with MicroDrainage software.**
☒ CV values for all events are set to 1. This includes summer, winter, design, and simulation events.
☒ The correct climate change allowances, appropriate for the full lifetime of the development, have been applied to all calculations.
☒ A 10% allowance for urban creep is applied to all residential roof areas.
☒ 100% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] (1 in 1 year) event calculations provided.
☒ 10% AEP + CCA (1 in 10 year) event calculations provided showing that the incoming pipe to any infiltration feature is above this level.
☒ 3.33% AEP + CCA (1 in 30 year) event calculations provided showing that the full surface water volume is contained within the designed system without flooding.
☒ 1% AEP + CCA (1 in 100 year) event calculations provided showing that the full surface water volume is contained safely on site, without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress.

Infiltration

☒ Half drain times do not exceed 24 hours for the 10% AEP + CCA and 1% AEP + CCA events.
☐ If half drain times exceed 24 hours for the 1% AEP + CCA event, then advice and agreement from the LPA has been sought and submitted.
☒ The most precautionary design infiltration rate is used.
☐ Design infiltration rates are applied to the sides of soakaways only. **Basin is sides and base.**
☒ Design infiltration rates are applied to the base of permeable paving, infiltration blankets or basins only.
☒ Where the design infiltration rate is applied to the base an appropriate factor of safety is applied.

Requested to aid assessment
☐ FEH22 point descriptors for the site are provided.

Drainage Plans and Specifications

Essential
Plans are provided showing:
☒ The proposed design within the proposed site layout.
☐ Existing and proposed levels.
☐ Long and cross sections for the proposed drainage system including final finished floor levels.
☒ Exceedance flow management routes.

These plans must be of sufficient detail that a reviewer can be confident that the design can be constructed without flood risk being increased on site or elsewhere.

Specifications are required for all materials used in the design. We suggest that this is best achieved and illustrated with site specific construction detail drawings. The combination of construction details, with plans and sections, ensure that the proposed standard of construction will facilitate adoption and maintenance by an appropriate body and have structural integrity.

The following checklist is designed to demonstrate the level of detail required:

Easements
☐ Infiltration features (aside from permeable paving that does not take any extra impermeable catchment such as a roof) are shown at least 5m from buildings or structures.
☐ Maintenance easements are shown from the top of the bank from all open SuDS features on all plans.
☐ Existing trees and their root protection zones are shown on any drainage layout.
☐ Proposed trees and appropriate easements are shown on any drainage layout.

Detail
☒ It can be clearly determined what a **pipe's diamete**r, pipe materials, **gradients**, flow directions and invert levels are from the plans.
☐ It can be clearly determined what an inspection chamber or manhole's cover level, invert level, cover loading grade and sump depth (where applicable) are from the plans.
☐ All infiltration or attenuation features (including permeable paving) are clearly labelled with their dimensions, invert/base levels and cover levels.
☐ Measures to protect drainage from tree root damage are clearly shown on any drainage layout.
☐ Any areas of necessary ground raising are clearly justified and demarked on a plan, with depths and levels.

☒ Potential flow routes off site are shown. The plan also includes proposed external ground levels, finished floor levels of buildings and designed slopes on all impermeable surfaces such as highways or car parks.
☐ Cross sections and long sections of all open features are provided.
☐ Construction detail drawings are site specific.
☐ Construction detail drawings are provided for all components including but not limited to:

- ☐ Infiltration structures
- ☐ Manholes/inspection chambers
- ☐ Catchpits/silt traps
- ☐ Permeable paving
- ☐ Pipe bed and surround
- ☐ Pipe to pipe connections
- ☐ Ponds and wetlands
- ☐ Green roofs
- ☐ Measures to protect drainage from tree roots.
- ☐ Water butts or alternative methods of water reuse – also to be shown on plans.

<u>The following items are requested to aid assessment or confidence in construction:</u>

☐ Where features have a non-uniform plan area, a plan showing the coordinates of the perimeter is provided.
☐ All drainage infrastructure is labelled to correspond with the supporting calculations.

Other
☐ Open feature planting specification is provided (to be assessed by others).

This checklist is designed to aid an applicant with their submission. The list is not exhaustive, and our engineers may request additional information to enable them to review a proposal to their satisfaction.

The checklist may also request information that an applicant does not feel is relevant to their submission. In this case the applicant can provide an explanation as to why they have omitted certain information in their drainage statement. However, the appraising engineer reserves the right to request this information if they believe it is necessary for their review.

[redacted]

Drainage Engineers response

[redacted]

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

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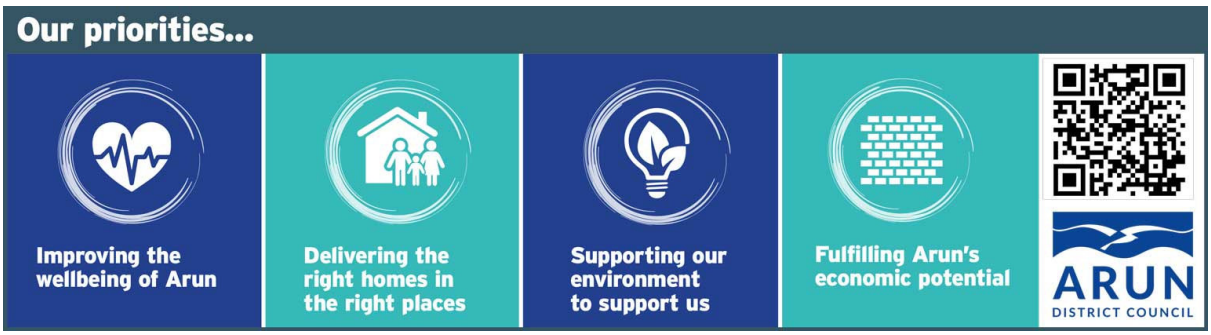


From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 06 May 2025 12:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: FG/15/25/PL

Hi Harry,

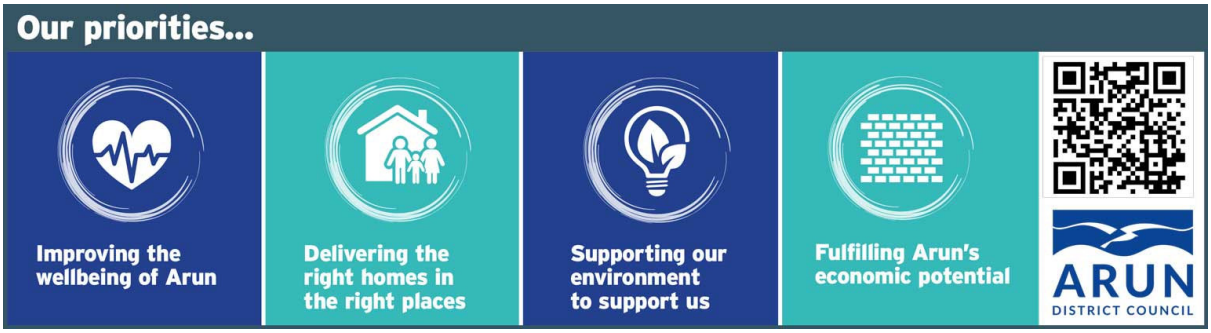
Find the consultation attached. I'm very sorry for the delay in response.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk
[redacted]

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



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 11 February 2025 10:03
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: FG/15/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	**FG/15/25/PL**
Registered:	10th February 2025
Site Address:	Kivesborough Littlehampton Road Ferring BN12 6PN
Grid Reference:	508927 103232
Description of Works:	Subdivision of existing curtilage and erection of 3 No 3-bedroom dwellings (self build), retention of existing access and provision of landscaping (resubmission following FG/49/24/PL). This application affects a Public Right of Way and is in CIL Zone 4 and is CIL

The Council have received the above application.

Click here to view the application details

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable} or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 13th March 2025 . You can also monitor the progress of this application through the Council web site:

https://www.arun.gov.uk/planning-application-search

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website https://www.arun.gov.uk/development-plan as can information on what comments we can consider https://www.arun.gov.uk/planning-application-comments

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:https://acp.planninginspectorate.gov.uk/ but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Harry Chalk

Planning Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLCONSULT (ODB) 2020