



Jessica Riches  
Principal Planner  
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Arun District Council  
Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

06 September 2024

Our Reference: 180641

Dear Jessica

**Land at Ford Airfield, Ford**

**Application for approval of reserved matters pursuant to outline planning permission F/4/20/OUT**

**Phase RM1 (North)**

On behalf of the applicant Countryside Abri Ford North LLP, we are pleased to confirm that we have today submitted an online application (Planning Portal reference PP-13373419) for the approval of reserved matters pursuant to Condition 1 (Reserved Matters) of outline planning permission F/4/20/OUT for phase RM1 (North).

The description of development is as follows:

*Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for phase RM1 (North), for the erection of 340 no. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas, and associated works.*

Please note in addition to submitting details for the reserved matters, we have also provided information to discharge the following conditions attached to the outline planning permission, as they relate to the proposals within this reserved matters application:

- Layout, Scale, Appearance and Landscaping Details (as required by condition 20)
- Landscaping and Layout Particulars (as required by condition 21)
- Ecological Protection and Enhancement Plan (as required by conditions 18)
- Tree Survey/Arboricultural Impact Assessment (as required by condition 22)
- Noise Impact Assessment (as required by condition 25)
- Energy and Sustainability Assessment (as required by condition 26)

The plans and documents, which comprise this submission are set out within **Schedule 1** below.

**Appendix A** of this covering letter sets out where each of the drainage validation points are covered in our submission.

Payment of the relevant application fee of [REDACTED] has been made by the applicant, to the Planning Portal.

London  
Bournemouth  
Birmingham

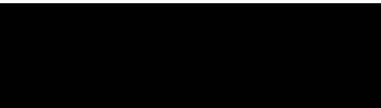
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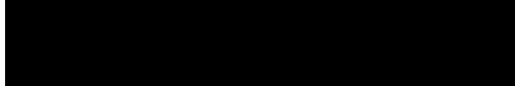
In addition to this application, two other reserved matters applications have been submitted for the Infrastructure RM (IRM) (Planning Portal reference PP-13373419) and phase RM4 (South) (Planning Portal reference PP-13375891).

We trust that the above information will enable the application to be validated, and we look forward to receiving your confirmation of this in due course. Should you have any questions relating to the information submitted, please do not hesitate to contact me.

Yours faithfully



**Harvey Wingfield MRTPI**  
Senior Planner



## Schedule 1

### Submitted Documents

Doc. Ref. No.	Document Title	Report Ref. No.	Revision
RM1_01.A	Design, Access & Design Code Compliance Statement	180641	-
RM1_02.A	Planning Statement	180641	-
RM1_03.A	Transport Technical Note	2205771-R12	A
RM1_04.A	Travel Plan	2205771-R13A	A
RM1_05.A	Drainage Technical Note	2205771-R17	A
RM1_06.A	Ecological Protection and Enhancement Plan	UES04099/22	-
RM1_07.A	Energy and Sustainability Statement	-	-
RM1_08.A	Noise and Vibration Assessment	2205771-R03	A
RM1_09.A	Arboricultural Impact Appraisal and Method Statement	24053-AIA-RM1 North-CA	-
RM1_10.A	Statement of Community Involvement	-	-
RM1_11.A	Biodiversity Net Gain Assessment		

### Submitted Plans

Drawing Title	Drawing No.	Revision
Reserved Matters 1 Location Plan	2205771-D061	A
Site Location Plan	180641 -TOR-RMN1-MP-P001	-
Proposed Block Plan	180641-TOR-RMN1-MP-P002	-
Proposed Site Layout and Roof Plan	180641-TOR-RMN1-MP-P003	-
Proposed Housing Mix and Tenure Plan	180641-TOR-RMN1-MP-P004	-
Proposed Part M Plan	180641-TOR-RMN1-MP-P005	-
Proposed Storey Heights Plan	180641-TOR-RMN1-MP-P006	-
Proposed Gardens Depths and Separation Distances Plan	180641-TOR-RMN1-MP-P007	-
Proposed Parking Plan	180641-TOR-RMN1-MP-P008	-
Proposed Refuse Strategy Plan	180641-TOR-RMN1-MP-P009	-
Proposed Materials Plan	180641-TOR-RMN1-MP-P010	-
Proposed Streetscene Elevations: Ford Lane Character Area	180641-TOR-RMN1-MP-P100	-
Proposed Streetscene Elevations: St Mary's Meadow Character Area (1 of 3)	180641-TOR-RMN1-MP-P101	-
Proposed Streetscene Elevations: St Mary's Meadow Character Area (2 of 3)	180641-TOR-RMN1-MP-P102	-
Proposed Streetscene Elevations: St Mary's Meadow Character Area (3 of 3)	180641-TOR-RMN1-MP-P103	-
Proposed Streetscene Elevations: Arun Way & Landings Green Character Area (1 of 2)	180641-TOR-RMN1-MP-P104	-
Proposed Streetscene Elevations: Arun Way & Landings Green Character Area (2 of 2)	180641-TOR-RMN1-MP-P105	-

Apartment Type: 1 – Proposed Ground Floor Plan	180641-TOR-RMN1-APT1-P001	-
Apartment Type: 1 – Proposed First Floor Plan	180641-TOR-RMN1-APT1-P002	-
Apartment Type: 1 – Proposed Second Floor Plan	180641-TOR-RMN1-APT1-P003	-
Apartment Type: 1 – Proposed Elevations 1	180641-TOR-RMN1-APT1-P010	-
Apartment Type: 1 – Proposed Elevations 2	180641-TOR-RMN1-APT1-P011	-
Apartment Type: 2 – Proposed Ground Floor Plan	180641-TOR-RMN1-APT2-P001	-
Apartment Type: 2 – Proposed First Floor Plan	180641-TOR-RMN1-APT2-P002	-
Apartment Type: 2 – Proposed Second Floor Plan	180641-TOR-RMN1-APT2-P003	-
Apartment Type: 2 – Proposed Elevations 1	180641-TOR-RMN1-APT2-P010	-
Apartment Type: 2 – Proposed Elevations 2	180641-TOR-RMN1-APT2-P011	-
Apartment Type: 3 – Proposed Ground Floor Plan	180641-TOR-RMN1-APT3-P001	-
Apartment Type: 3 – Proposed First Floor Plan	180641-TOR-RMN1-APT3-P002	-
Apartment Type: 3 – Proposed Second Floor Plan	180641-TOR-RMN1-APT3-P003	-
Apartment Type: 3 – Proposed Elevations 1	180641-TOR-RMN1-APT3-P010	-
Apartment Type: 3 – Proposed Elevations 2	180641-TOR-RMN1-APT3-P011	-
Apartment Type: 4 – Proposed Ground Floor Plan	180641-TOR-RMN1-APT4-P001	-
Apartment Type: 4 – Proposed First Floor Plan	180641-TOR-RMN1-APT4-P002	-
Apartment Type: 4 – Proposed Second Floor Plan	180641-TOR-RMN1-APT4-P003	-
Apartment Type: 4 – Proposed Elevations 1	180641-TOR-RMN1-APT4-P010	-
Apartment Type: 4 – Proposed Elevations 2	180641-TOR-RMN1-APT4-P011	-
Bin/Cycle Stores Type 1 – Proposed Plans and Elevations	180641-TOR-RMN1-APT-P001	-
Bin/Cycle Stores Type 2 – Proposed Plans and Elevations	180641-TOR-RMN1-APT-P002	-
House Type: 122 - Proposed Floor Plans	180641-TOR-RMN1-HT122-P001	-
House Type: 122 - Elevations:Type 1	180641-TOR-RMN1-HT122-P002	-
House Type: 122 - Elevations:Type 2	180641-TOR-RMN1-HT122-P003	-
House Type: 122 - Elevations:Type 3	180641-TOR-RMN1-HT122-P004	-

House Type: 122 - Elevations:Type 4	180641-TOR-RMN1-HT122-P005	-
House Type: 235 - Proposed Floor Plans	80641-TOR-RMN1-HT235-P001	-
House Type: 235 - Elevations:Type 1	180641-TOR-RMN1-HT235-P002	-
House Type: 235 - Elevations:Type 2	180641-TOR-RMN1-HT235-P003	-
House Type: 235 - Elevations:Type 3	180641-TOR-RMN1-HT235-P004	-
House Type: 236 - Proposed Floor Plans	180641-TOR-RMN1-HT236-P001	-
House Type: 236 - Elevations:Type 1	180641-TOR-RMN1-HT236-P002	-
House Type: 236 - Elevations:Type 2	180641-TOR-RMN1-HT236-P003	-
House Type: 236 - Elevations:Type 3	180641-TOR-RMN1-HT236-P004	-
House Type: 241 - Proposed Floor Plans	180641-TOR-RMN1-HT241-P001	-
House Type: 241 - Elevations:Type 1	180641-TOR-RMN1-HT241-P002	-
House Type: 241 - Elevations:Type 2	180641-TOR-RMN1-HT241-P003	-
House Type: 241 - Elevations:Type 3	180641-TOR-RMN1-HT241-P004	-
House Type: 241 - Elevations:Type 4	180641-TOR-RMN1-HT241-P005	-
House Type: 241 - Elevations:Type 5	180641-TOR-RMN1-HT241-P006	-
House Type: 241 - Elevations:Type 6	180641-TOR-RMN1-HT241-P007	-
House Type: 241 - Elevations:Type 7	180641-TOR-RMN1-HT241-P008	-
House Type: 241 - Elevations:Type 8	180641-TOR-RMN1-HT241-P009	-
House Type: 242 - Proposed Floor Plans	180641-TOR-RMN1-HT242-P001	-
House Type: 242 - Elevations:Type 1	180641-TOR-RMN1-HT242-P002	-
House Type: 242 - Elevations:Type 2	180641-TOR-RMN1-HT242-P003	-
House Type: 242 - Elevations:Type 3	180641-TOR-RMN1-HT242-P004	-
House Type: 341 - Proposed Floor Plans	180641-TOR-RMN1-HT341-P001	-
House Type: 341 - Elevations:Type 1	180641-TOR-RMN1-HT341-P002	-
House Type: 341 - Elevations:Type 2	180641-TOR-RMN1-HT341-P003	-
House Type: 341 - Elevations:Type 3	180641-TOR-RMN1-HT341-P004	-

House Type: 341 - Elevations:Type 4	180641-TOR-RMN1-HT341-P005	-
House Type: 341 - Elevations:Type 5	180641-TOR-RMN1-HT341-P006	-
House Type: 341 - Elevations:Type 6	180641-TOR-RMN1-HT341-P007	-
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House Type: 341 - Elevations:Type 8	180641-TOR-RMN1-HT341-P009	-
House Type: 341 - Elevations:Type 9	180641-TOR-RMN1-HT341-P010	-
House Type: 341 - Elevations:Type 10	180641-TOR-RMN1-HT341-P011	-
House Type: 341 - Elevations:Type 11	180641-TOR-RMN1-HT341-P012	-
House Type: 342 – Proposed Floor Plans	180641-TOR-RMN1-HT342-P001	-
House Type: 342 - Elevations:Type 1	180641-TOR-RMN1-HT342-P002	-
House Type: 342 - Elevations:Type 2	180641-TOR-RMN1-HT342-P003	-
House Type: 342 - Elevations:Type 3	180641-TOR-RMN1-HT342-P004	-
House Type: 342 - Elevations:Type 4	180641-TOR-RMN1-HT342-P005	-
House Type: 342 - Elevations:Type 5	180641-TOR-RMN1-HT342-P006	-
House Type: 342 - Elevations:Type 6	180641-TOR-RMN1-HT342-P007	-
House Type: 342 - Elevations:Type 7	180641-TOR-RMN1-HT342-P008	-
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House Type: 351 - Elevations:Type 1	180641-TOR-RMN1-HT351-P002	-
House Type: 351 - Elevations:Type 2	180641-TOR-RMN1-HT351-P003	-
House Type: 351 - Elevations:Type 3	180641-TOR-RMN1-HT351-P004	-
House Type: 351 - Elevations:Type 4	180641-TOR-RMN1-HT351-P005	-
House Type: 351 - Elevations:Type 5	180641-TOR-RMN1-HT351-P006	-
House Type: 352 - Proposed Floor Plans	180641-TOR-RMN1-HT352-P001	-
House Type: 352 -Elevations:Type 1	180641-TOR-RMN1-HT352-P002	-
House Type: 352 -Elevations:Type 2	180641-TOR-RMN1-HT352-P003	-
House Type: 352 -Elevations:Type 3	180641-TOR-RMN1-HT352-P004	-

House Type: 352 -Elevations:Type 4	180641-TOR-RMN1-HT352-P005	-
House Type: 354 - Proposed Floor Plans	180641-TOR-RMN1-HT354-P001	-
House Type: 354 - Elevations:Type 1	180641-TOR-RMN1-HT354-P002	-
House Type: 354 - Elevations:Type 2	180641-TOR-RMN1-HT354-P003	-
House Type: 354 - Elevations:Type 3	180641-TOR-RMN1-HT354-P004	-
House Type: 354 - Elevations:Type 4	180641-TOR-RMN1-HT354-P005	-
House Type: 354 - Elevations:Type 5	180641-TOR-RMN1-HT354-P006	-
House Type: 354 - Elevations:Type 6	180641-TOR-RMN1-HT354-P007	-
House Type: 354 - Elevations:Type 7	180641-TOR-RMN1-HT354-P008	-
House Type: 354 - Elevations:Type 8	180641-TOR-RMN1-HT354-P009	-
House Type: 354 - Elevations:Type 9	180641-TOR-RMN1-HT354-P010	-
House Type: 354 - Elevations:Type 10	180641-TOR-RMN1-HT354-P011	-
House Type 355- Proposed Floor Plans	180641-TOR-RMN1-HT355-P001	-
House Type: 355 - Elevations:Type 1	180641-TOR-RMN1-HT355-P002	-
House Type: 356 - Proposed Floor Plans	180641-TOR-RMN1-HT356-P001	-
House Type: 356 - Elevations:Type 1	180641-TOR-RMN1-HT356-P002	-
House Type: 356 - Elevations:Type 2	180641-TOR-RMN1-HT356-P003	-
House Type: 356 - Elevations:Type 3	180641-TOR-RMN1-HT356-P004	-
House Type: 361 - Proposed Floor Plans	180641-TOR-RMN1-HT361-P001	-
House Type: 361 - Elevations:Type 1	180641-TOR-RMN1-HT361-P002	-
House Type: 361 - Elevations:Type 2	180641-TOR-RMN1-HT361-P003	-
House Type: 361 - Elevations:Type 3	180641-TOR-RMN1-HT361-P004	-
House Type: 364 - Proposed Floor Plans	180641-TOR-RMN1-HT364-P001	-
House Type: 364 - Elevations:Type 1	180641-TOR-RMN1-HT364-P002	-
House Type: 451 - Proposed Floor Plans	180641-TOR-RMN1-HT451-P001	-
House Type: 451 - Elevations:Type 1	180641-TOR-RMN1-HT451-P002	-

House Type: 451 - Elevations:Type 2	180641-TOR-RMN1-HT451-P003	-
House Type: 451 - Elevations:Type 3	180641-TOR-RMN1-HT451-P004	-
House Type: 451 - Elevations:Type 4	180641-TOR-RMN1-HT451-P005	-
House Type: 452 - Proposed Floor Plans	180641-TOR-RMN1-HT452-P001	-
House Type: 452 - Elevations:Type 1	180641-TOR-RMN1-HT452-P002	-
House Type: 452 - Elevations:Type 2	180641-TOR-RMN1-HT452-P003	-
House Type: 452 - Elevations:Type 3	180641-TOR-RMN1-HT452-P004	-
House Type: 462 - Proposed Floor Plans	180641-TOR-RMN1-HT462-P001	-
House Type: 462 - Elevations:Type 1	180641-TOR-RMN1-HT462-P002	-
House Type: 462 - Elevations:Type 2	180641-TOR-RMN1-HT462-P003	-
House Type: 462 - Elevations:Type 3	180641-TOR-RMN1-HT462-P004	-
House Type: 462 - Elevations:Type 4	180641-TOR-RMN1-HT462-P005	-
House Type: 462 - Elevations:Type 5	180641-TOR-RMN1-HT462-P006	-
House Type: 463 - Proposed Floor Plans	180641-TOR-RMN1-HT463-P001	-
House Type: 463 -Elevations:Type 1	180641-TOR-RMN1-HT463-P002	-
House Type: 463 -Elevations:Type 2	180641-TOR-RMN1-HT463-P003	-
House Type: 464 -Proposed Floor Plans	180641-TOR-RMN1-HT464-P001	-
House Type: 464 -Elevations	180641-TOR-RMN1-HT464-P002	-
House Type: 466 - Proposed Floor Plans	180641-TOR-RMN1-HT466-P001	-
House Type: 466 - Elevations:Type 1	180641-TOR-RMN1-HT466-P002	-
House Type: 466 - Elevations:Type 2	180641-TOR-RMN1-HT466-P003	-
House Type: 466 - Elevations:Type 3	180641-TOR-RMN1-HT466-P004	-
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House Type: 467 - Elevations:Type 1	180641-TOR-RMN1-HT467-P002	-
House Type: 467 - Elevations:Type 2	180641-TOR-RMN1-HT467-P003	-
House Type: 467 - Elevations:Type 3	180641-TOR-RMN1-HT467-P004	-

House Type: 467 - Elevations:Type 4	180641-TOR-RMN1-HT467-P005	-
House Type: 468 - Proposed Floor Plans	180641-TOR-RMN1-HT468-P001	-
House Type: 468 - Elevations:Type 1	180641-TOR-RMN1-HT468-P002	-
House Type: 468 - Elevations:Type 2	180641-TOR-RMN1-HT468-P003	-
House Type: 472 - Proposed Floor Plans	180641-TOR-RMN1-HT472-P001	-
House Type: 472 - Elevations:Type 1	180641-TOR-RMN1-HT472-P002	-
House Type: 472 - Elevations:Type 2	180641-TOR-RMN1-HT472-P003	-
House Type: 472 - Elevations:Type 3	180641-TOR-RMN1-HT472-P004	-
House Type: 474 - Proposed Floor Plans	180641-TOR-RMN1-HT474-P001	-
House Type: 474 - Elevations:Type 1	180641-TOR-RMN1-HT474-P002	-
House Type: 474 - Elevations:Type 2	180641-TOR-RMN1-HT474-P003	-
House Type: 571 - Proposed Floor Plans	180641-TOR-RMN1-HT571-P001	-
House Type: 571 - Elevations:Type 1	180641-TOR-RMN1-HT571-P002	-
House Type: 571 - Elevations:Type 2	180641-TOR-RMN1-HT571-P003	-
House Type: 591 - Proposed Floor Plans	180641-TOR-RMN1-HT591-P001	-
House Type: 591 - Elevations:Type 1	180641-TOR-RMN1-HT591-P002	-
Single Garage Plans Elevations	180641-TOR-SG-001	-
Double Garage Plans Elevations	180641-TOR-DG-002	-
Landscape Key Plan RM1	TOR-RM1-XX-DR-L-P-001	A
Hardworks and Boundaries 1 of 10 RM1	TOR-RM1-XX-DR-L-P-002	A
Hardworks and Boundaries 2 of 10 RM1	TOR-RM1-XX-DR-L-P-003	A
Hardworks and Boundaries 3 of 10 RM1	TOR-RM1-XX-DR-L-P-004	A
Hardworks and Boundaries 4 of 10 RM1	TOR-RM1-XX-DR-L-P-005	A
Hardworks and Boundaries 5 of 10 RM1	TOR-RM1-XX-DR-L-P-006	A
Hardworks and Boundaries 6 of 10 RM1	TOR-RM1-XX-DR-L-P-007	A
Hardworks and Boundaries 7 of 10 RM1	TOR-RM1-XX-DR-L-P-008	A
Hardworks and Boundaries 8 of 10 RM1	TOR-RM1-XX-DR-L-P-009	A
Hardworks and Boundaries 9 of 10 RM1	TOR-RM1-XX-DR-L-P-010	A
Hardworks and Boundaries 10 of 10 RM1	TOR-RM1-XX-DR-L-P-011	A
Softworks 1 of 10 RM1	TOR-RM1-XX-DR-L-P-012	A
Softworks 2 of 10 RM1	TOR-RM1-XX-DR-L-P-013	A
Softworks 3 of 10 RM1	TOR-RM1-XX-DR-L-P-014	A
Softworks 4 of 10 RM1	TOR-RM1-XX-DR-L-P-015	A
Softworks 5 of 10 RM1	TOR-RM1-XX-DR-L-P-016	A

Softworks 6 of 10 RM1	TOR-RM1-XX-DR-L-P-017	A
Softworks 7 of 10 RM1	TOR-RM1-XX-DR-L-P-018	A
Softworks 8 of 10 RM1	TOR-RM1-XX-DR-L-P-019	A
Softworks 9 of 10 RM1	TOR-RM1-XX-DR-L-P-020	A
Softworks 10 of 10 RM1	TOR-RM1-XX-DR-L-P-021	A
Planting Schedules RM1	TOR-RM1-XX-DR-L-P-022	-
St Mary's Meadow Transect RM1	TOR-RM1-XX-DR-L-P-023	A
Composite Landscape Masterplan RM1, RM4 and RM Infrastructure	TOR-RM1-XX-DR-L-P-024	-
St Mary's Meadow LAP Provision RM1	TOR-RM1-XX-DR-L-P-025	-
RM1 Vehicle Tracking and Visibility Plan (Sheet 1 of 2)	2205771-D002	-
RM1 Vehicle Tracking and Visibility Plan (Sheet 2 of 2)	2205771-D003	-
Sitewide Indicative Surface Water Drainage Strategy	2205771-D020	H
RM1 – Drainage Strategy (Sheet 1)	2205771-140	A
RM1 – Drainage Strategy (Sheet 2)	2205771-141	A
RM1 – Levels Strategy (Sheet 1)	2205771-160	B
RM1 – Levels Strategy (Sheet 2)	2205771-161	B
RM1 – Site Sections (Sheet 1)	2205771-180	-
Tree Protection	24053-10-RM1	
Impermeable Areas Plan (Sheet 1 of 2)	2205771-220	
Impermeable Areas Plan (Sheet 2 of 2)	2205771-221	

## **Appendix A – Surface Water Drainage Information Summary**

**SURFACE WATER DRAINAGE INFORMATION  
SUMMARY – RM1**

**Prepared on behalf of Vistry Homes Ltd.**

**ARDENT**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

Project Name	<b>The Landings, Land at Ford Airfield, Ford</b>
Client	<b>Vistry Homes Ltd.</b>
Project Ref	<b>2205771</b>
Report Ref	<b>2205771-R20 Surface Water Drainage Information Summary – Reserved Matter 1</b>
Date	<b>06/09/2024</b>

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# **SURFACE WATER DRAINAGE INFORMATION SUMMARY – RM1**

**Prepared on behalf of Vistry Homes Ltd.**

**ARDENT**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

## **1.1**

Ardent Consulting Engineers (ACE) has been appointed by Vistry Homes Limited to advise on the Drainage and flood risk aspects of the proposals for a residential-led mixed-use development on Land at Ford Airfield, Ford.

## **1.2**

Outline (all matters reserved except access) permission (ref F/4/20/OUT) was granted in July 2023 for:

“...the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding...”

## **1.3**

The development will be brought forward via a number of reserved matters applications. This Surface Water Drainage Information Summary Technical Note covers the information pertaining to the surface water drainage strategy for the Reserved Matter 1 (RM1) application, which consists of:

Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent F/4/20/OUT for phase RM1 (north), for the erection of 340 no. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas, and associated works.

# **SURFACE WATER DRAINAGE INFORMATION SUMMARY – RM1**

**Prepared on behalf of Vistry Homes Ltd.**

**ARDENT**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

## **2.0 SURFACE WATER DRAINAGE INFORMATION SUMMARY**

### **2.1 Ground Investigation Results**

*Must include winter groundwater monitoring and winter infiltration testing as agreed with Arun District Council's engineers. The document must include items 1-7 and 26 as referenced on our drainage checklist. Please refer to guidance notes (a)-(d) on the checklist for further information.*

**Refer to Appendix C of Report 2205771-R17.**

### **2.2 Surface Water Drainage Statement**

*Must include an explanation and justification for the proposed discharge location. All surface water drainage designs must follow the hierarchy for sustainable drainage.*

**Refer to Section 2.0 of Report 2205771-R17.**

### **2.3 Impermeable Area/Catchment Plan**

*(Information may not be available at outline stage but must be provided with full planning and reserved matters applications) Impermeable positively drained areas must be clearly demarcated by catchment (where applicable) and labelled with square meterage.*

**Refer to drawings 2205771-D220 and D221.**

### **2.4 Surface Water Drainage Calculations**

*(Information may not be available at outline stage but must be provided with full planning and reserved matters applications) Calculations must be provided for the following storm events:*

- 1 in 10-year + Climate Change Allowance (10% AEP)
- 1 in 30-year + Climate Change Allowance (3.33% AEP)
- 1 in 100-year + Climate Change Allowance (1% AEP)

*The calculations must include half drain times for all events. Pre-development run-off calculations must also be submitted. Calculations for infiltration rates.*

**Refer to Appendix E of Report 2205771-R17 for modelled drainage calculations.**

**Refer to Appendix C of Report 2205771-R17 for soil infiltration rates.**

**SURFACE WATER DRAINAGE INFORMATION  
SUMMARY – RM1**

**Prepared on behalf of Vistry Homes Ltd.**

**ARDENT**  
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

**2.5 Drainage Layout Plans**

*(Information may not be available at outline stage but must be provided with full planning and reserved matters applications)*

*Please see guidance note 'K' on our surface water drainage checklist for the level of detail required.*

**Refer to drawings 2205771-D140 and D141 for Drainage Strategy Plans.**