
Fw: LU/20/26/DOC - Condition 18 Surface Water Drainage

From Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Date Mon 02/03/2026 09:58

To Planning.Responses <Planning.Responses@arun.gov.uk>; Land Drainage <Land.Drainage@arun.gov.uk>

 1 attachment (189 KB)

260302 LU-20-26-DOC - Land North of Littlehampton Academy - GTA Responses.docx;

Hi,

Please can the document attached (Updated Comment Tracker) and the documents / photo (CCTV Report - Proline Drainage Ltd) from the link below be uploaded to LU/20/26/DOC, and ADC Drainage be reconsulted. These are all new documents so do not need to supersede the documents already on file.

N:_EveryoneFolders\Hannah Kersley\North of Littlehampton Academy\wettransfer_250623_1118a-survey-avi_2026-02-27_1432.zip

Please note there are a number of AVI files which I do not believe can be uploaded to Ocella. [@Land Drainage](#), please could these AVI files be shared with the external consultant who is reviewing this condition.

Many thanks

Hannah

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

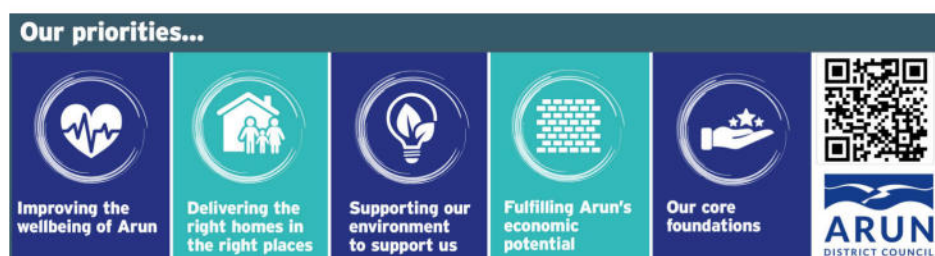
T: 01903 737856

E: hannah.kersley@arun.gov.uk

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From: ALLCHURCH, Charlie (LPSOUTH [REDACTED]) >
Sent: 27 February 2026 14:48
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>; BAYLEY, Duncan (LPSOUTH) [REDACTED] >
Subject: RE: LU/20/26/DOC - Condition 18 Surface Water Drainage

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Hi Hannah

This is great news. Yes we do have the CCTV survey it's a large file and attached here to download – <https://we.tl/t-QAODh6tw4r>

Whilst writing, we appear to be awaiting the DOC approval for pre occupation condition 20 external lighting.

Charlie Allchurch
Head of Technical

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 27 February 2026 14:13
To: BAYLEY, Duncan (LPSOUTH [REDACTED]); ALLCHURCH, Charlie (LPSOUTH) [REDACTED] >
Subject: Re: LU/20/26/DOC - Condition 18 Surface Water Drainage

Hi both,

I hope this email finds you well.

I have reviewed your query regarding unlocking Condition 18 following the consultation response received. As the Engineers have confirmed that the information provided is sufficient for Plots 1-12, we would be able to move forward with a partial discharge of the condition, on the basis that the information submitted and thereby approved would only be in relation to those plots.

I do however note Comment 2 on their response which states 'CCTV survey should be provided for the main drain runs and confirmation of remedial works if required should be provided'. Is this something that can be provided at this stage? We are not opposed to proceeding with partially discharging the condition for plots 1-12, however we would just like confirmation as to whether this comment can also be addressed now to avoid any issues down the line. If it can't, we will just need to check with our engineers that they are happy for us to just proceed with part-approving plots 1-12 on the basis of the information they have seen.

Kind regards
Hannah

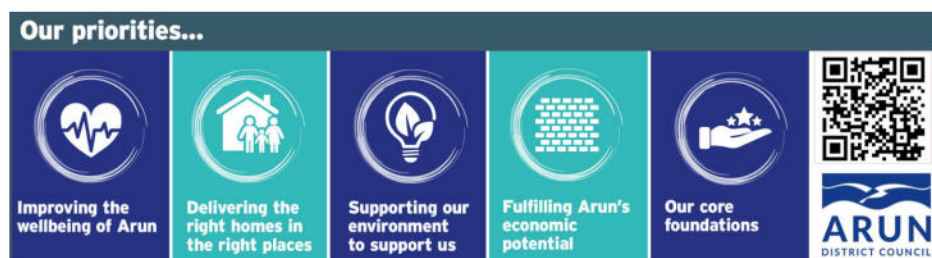
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From: BAYLEY, Duncan (LPSOUTH [REDACTED])
Sent: 18 February 2026 11:49
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: ALLCHURCH, Charlie (LPSOUTH [REDACTED])
Subject: LU/20/26/DOC - Condition 18 Surface Water Drainage

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Good morning Hannah

I understand you have been in dialogue recently with Charlie on the matter of pre-occupation drainage sign off at our Littlehampton site. We have our Phase 1a of the site being completed end of March 2026 and Vivid (the RP) have new residents all lined up for the first tranche of affordable homes. We have split the site into a total of 10 phases which are due to be completed over a 2-year period.

We have completed all of the below ground surface water drainage and SUDs areas associated with Phase 1a. This includes the formation of and connecting to the large cellular and granular soakaways below the meadow adjacent to Oakcroft Gardens.

I'm sure you can appreciate that we would like to release plots, especially the affordable plots, as they become available against our phasing plan. This practice is entirely normal for larger developments.

With reference to comment 3 made by the Drainage Engineer, we do not believe it is reasonable on a development of this scale to expect the site not to adopt a phased handover/occupation strategy and to essentially have plots, including much needed affordable homes, unoccupied whilst rain gardens and permeable driveways are fully constructed and then waiting on the formal approval process to be completed.

Can we respectfully request that the DOC be on a partial discharge basis to allow critical / earlier occupation of each phase?

Kind regards
Duncan

Duncan Bayley
Technical Manager

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