ARUN DISTRICT COUNCIL P/178/21/OUT

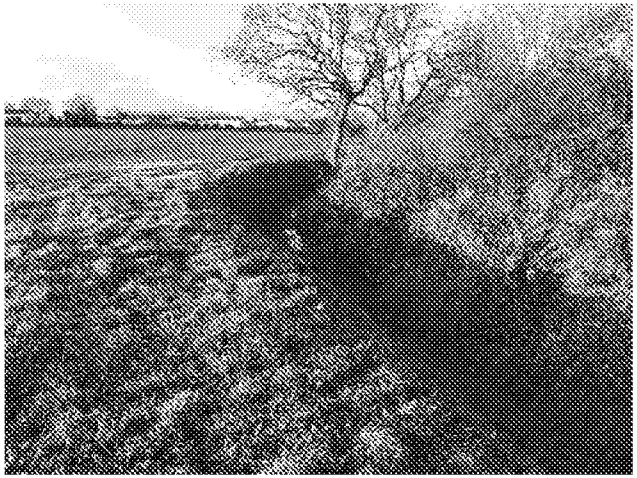


Photo 1: View west across the northern boundary of the site.



Photo 2: View south across the eastern section of the site.



Photo 3: View south west across the site.



Photo 4: View west across the site.

Geo Environmental Group
Geotechnical, Environmental &
Ecological Consultants

Geo Environmental Group
GEG House
17 Graham Road
Malvern
WR14 2HR

Client: Brookbanks / HLM

Project: Pagham Phase II, West Sussex

Project No.: GEG-20-666



APPENDIX C

EXPLORATORY HOLE LOGS

Borehole Log

Borehole No. **WS01**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 21/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.00			Soft brown slightly gravelly silty CLAY. Gravel is fine to medium mixed lithologies. (TOPSOIL)
					0.30			Firm light brown slightly sandy CLAY. (RIVER TERRACE DEPOSITS)
					1.60			Medium dense light brown slightly clayey gravelly fine to medium SAND. Gravel is fine to coarse sub-rounded to sub-angular flint. (RIVER TERRACE DEPOSITS)
					2.50			End of Borehole at 2.500m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 1.00m. 3. Borehole refused on medium dense SAND with continual collapse of sides due to groundwater. 4. 50mm standpipe installed 2.50m, response zone 2.50-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 5. Equipment used: Dando Terrier Window Sampling Rig.

Borehole Log

Geo Environmental Group

Borehole No. **WS02**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 22/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.00			Soft brown slightly gravelly silty CLAY. Gravel is fine to coarse sub-angular flint. (TOPSOIL)
					0.40			Firm brown slightly sandy CLAY. (RIVER TERRACE DEPOSITS)
	▼				0.70			Firm brown sandy gravelly CLAY. Gravel is fine to coarse sub-angular to sub-rounded flint. (RIVER TERRACE DEPOSITS)
					1.00			Firm light brown sandy CLAY. (RIVER TERRACE DEPOSITS)
					3.00			Stiff grey CLAY. (LONDON CLAY FORMATION)
					5.00			End of Borehole at 5.000m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 0.83m. 3. 50mm standpipe installed 4.00m, response zone 4.00-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 4. Equipment used: Dando Terrier Window Sampling Rig.

Borehole Log

Borehole No. **WS03**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 22/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	▼				0.00			Soft brown silty CLAY. (TOPSOIL)
					0.30			Firm light brown sandy CLAY. (RIVER TERRACE DEPOSITS)
					1.50			Medium dense light brown clayey slightly gravelly fine to medium SAND. Gravel is fine to coarse sub-angular to sub-rounded flint. (RIVER TERRACE DEPOSITS)
					2.50			End of Borehole at 2.500m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 0.78m. 3. Borehole refused on medium dense SAND with continual collapse of sides due to groundwater. 4. 50mm standpipe installed 2.00m, response zone 2.00-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 5. Equipment used: Dando Terrier Window Sampling Rig.

Borehole Log

Borehole No. **WS04**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 21/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	▼				0.00			Soft brown slightly gravelly silty CLAY. Gravel is fine to medium sub-angular to sub-rounded mixed lithologies. (TOPSOIL)
					0.30			Firm light brown slightly sandy CLAY. (RIVER TERRACE DEPOSITS)
					1.50			Medium dense orangish brown slightly clayey slightly gravelly fine to medium SAND. Gravel is fine to coarse sub-angular to sub-rounded flint. (RIVER TERRACE DEPOSITS)
					3.00			End of Borehole at 3.000m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 0.30m. 3.Borehole refused on medium dense SAND with continual collapse of sides due to groundwater. 4. 50mm standpipe installed 2.00m, response zone 2.00-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 5. Equipment used: Dando Terrier Window Sampling Rig.

Borehole Log

Geo Environmental Group

Borehole No. **WS05**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 22/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
	▼				0.00			Soft brown silty CLAY. (TOPSOIL)
					0.30			Firm brown slightly sandy CLAY. (RIVER TERRACE DEPOSITS)
					1.60			Soft to firm light brown sandy slightly gravelly CLAY. Gravel is fine to coarse sub-angular flint. (RIVER TERRACE DEPOSITS)
					2.30			Dense light brown slightly gravelly fine to medium SAND. Gravel is fine to coarse sub-angular to sub-rounded flint. (RIVER TERRACE DEPOSITS)
					3.00			End of Borehole at 3.000m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 0.90m. 3. Borehole refused on medium dense SAND with continual collapse of sides due to groundwater. 4. 50mm standpipe installed 2.00m, response zone 2.00-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 5. Equipment used: Dando Terrier Window Sampling Rig.

Borehole Log

Borehole No. **WS06**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 21/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
	▼				0.00			Soft brown slightly gravelly silty CLAY. Gravel is fine to medium sub-angular to sub-rounded mixed lithologies. (TOPSOIL)
					0.30			Firm light brown slightly sandy CLAY. (RIVER TERRACE DEPOSITS)
					1.80			Medium dense light brown slightly clayey slightly gravelly fine to medium SAND. Gravel is fine to coarse sub-angular to sub-rounded flint. (RIVER TERRACE DEPOSITS)
					4.00			End of Borehole at 4.000m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 0.79m. 3. Borehole refused on medium dense SAND with continual collapse of sides due to groundwater. 4. 50mm standpipe installed 2.50m, response zone 2.50-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 5. Equipment used: Dando Terrier Window Sampling Rig.

Borehole Log

Geo Environmental Group

Borehole No. **WS07**

Sheet 1 of 1

Project Name: Pagham II	Project No. GEG-20-666	Co-ords:	Hole Type WS
Location: Hook Lane, Rose Green, Bognor Regis, PO21 3PD		Level:	Scale 1:31
Client: Brookbanks / HLM		Dates: 21/01/2021	Logged By AT

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
	▼				0.00			Soft brown slightly gravelly CLAY. Gravel is fine to medium sub-angular to sub-rounded mixed lithologies. (TOPSOIL)
					0.30			Firm brown silty CLAY. (RIVER TERRACE DEPOSITS)
					1.90			Medium dense light brown slightly clayey slightly gravelly fine to medium SAND. Gravel is fine to medium sub-angular flint. (RIVER TERRACE DEPOSITS)
					2.00			End of Borehole at 2.000m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5

Remarks

1. Service pit to 1.20m. 2. Groundwater encountered at 0.38m. 3. Borehole refused on medium dense SAND with continual collapse of sides due to groundwater. 4. 50mm standpipe installed 1.50m, response zone 1.50-1.00m, bentonite seal 1.00-0.30m, flush cover concreted 0.30-0.00m. 5. Equipment used: Dando Terrier Window Sampling Rig.

www.g-eg.co.uk

Head Office Address
5150 Knights Court,
Solihull Parkway,
Birmingham Business Park,
Birmingham,
B37 7WY



APPENDIX O: Exceedance Flow Plan

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KEY:

OVERLAND FLOW DIRECTION

FOR TENDER
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
T2	Updated basins. (PO)	SL	23/03/26
T1	Initial Issue (JRH)	SL	26/11/25

mayer brown

Mayer Brown Limited
Lion House, Oriental Road, Woking, Surrey, GU22 8AR
Telephone 01483 750 508
enquiry@mayerbrown.co.uk www.mayerbrown.co.uk

client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
N.T.S	JRH	SL

date	cad file
NOVEMBER 2025	BHPAGHAM.2 - 1100

title
EXEEDANCE FLOW ROUTE PLAN
SHEET 1 OF 2

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T2

drawing number
SL/BHPAGHAMROAD.2-1026

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KEY:

→ OVERLAND FLOW DIRECTION

FOR TENDER
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
T1	Initial Issue (JRH)	SL	26.11.25

Mayer Brown Limited
Lion House, Oriental Road, Woking, Surrey, GU22 8AR
Telephone 01483 750 508
enquiry@mayerbrown.co.uk www.mayerbrown.co.uk

client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
N.T.S	JRH	SL

date	cad file
NOVEMBER 2025	BHPAGHAM.2 - 1100

title
EXCEEDANCE FLOW ROUTE PLAN
SHEET 2 OF 2

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T1

drawing number
SL/BHPAGHAMROAD.2-1027

APPENDIX P: LLFA No Objection Letter

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Mr S. Davis
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date 20 December 2024

Dear Mr Davis

RE: **P/114/24/RES – Land West of Pagham Road, Pagham**

Thank you for your consultation on the above site, received on 29 November 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for the approval of Reserved Matters (appearance, landscaping, layout and scale) following outline consent P/178/21/OUT for the construction of 95 new homes along with pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks.

Following a review of the submitted information, we have **no objection** to this reserved matters application. Sufficient room has been provided for drainage infrastructure, with source control implemented across the site in the form of swales and permeable paving. It is clear from the Drainage Information Ref: BHPAGHAM.10-DOC (dated October 2024) that infiltration is not a viable option due to the high level of groundwater at the site and therefore discharge to the neighbouring watercourse has been restricted to greenfield runoff rates.

The outline planning permission (P/178/21/OUT) includes three conditions (condition 12, 13 and 14 of the appeal decision notice dated 14 December 2022) related to the submission of a detailed surface water drainage scheme, details of proposed connections to watercourses and a detailed maintenance and management plan. However, according to the LPA planning portal, conditions 12, 13 and 14 have not yet been discharged for this development. This response therefore assumes that the conditions are still to be discharged.

Reference to the conditions is clearly made within the submitted Drainage Information and the information supplied is sufficient to discharge conditions 12, 13 and 14 when application is made. It is recommended that conditions 12,13 and 14 are discharged at

the same time as approval of this reserved matters application. Condition 11 does not relate to surface water drainage and therefore the LLFA has no comment.

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Discharge of Condition 11, 12, 13 & 14, BHPAGHAM.10-DOC, Mayer Brown, October 2024.

[redacted]

From: Nicola Spencer on behalf of Planning.Responses
Sent: 20 December 2024 14:22
To: Planning Scanning
Subject: FW: LLFA Response To Planning Application Number P\114\24\RES Land West Pagham Rd, Pagham
Attachments: P-114-24-RES Response Letter.pdf

LLFA consultation response

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

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: [redacted]
Sent: 20 December 2024 13:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number P\114\24\RES Land West Pagham Rd, Pagham

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.

LLFA Response To Planning Application Number P\114\24\RES Land West Pagham Rd, Pagham

Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [redacted] but the responding officer can be contacted directly via email if there are any questions relating to this response.

LEGAL DISCLAIMER
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

APPENDIX Q: Southern Water S106 Approval Letter

from Southern Water

Miss Caroline Gower
Lion House
Oriental Road
Woking
Surrey
GU22 8AR

Your ref
19676

Our ref
DSA000042018

Date
16 July 2025

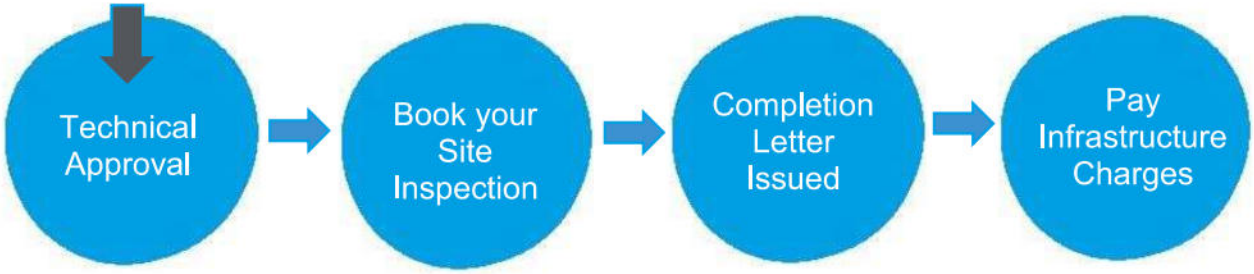
Contact
Tel: 07460 644246

Dear Miss Gower,

Application to Connect to the Public Sewerage System - Section 106.

Location: Land West of Pagham Road, Pagham, West Sussex, PO21 3PY.

You are here



What happens next?

1. This is your technical approval.
2. Construction of the wastewater connection begins. Once completed, ensure you book a site inspection, so we know the connection is in line with your application.
3. Once the site inspection has confirmed the work is satisfactory, a completion letter will be issued. See the Essential Sewer Connection Information document to find out why this letter is important.
4. Your infrastructure charge invoice will be issued (if applicable*).

How to book your site Inspection

To progress, select the **'Accept'** option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application, then please select the 'Withdraw' option.

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

Now you have received our approval, you will need to arrange with your contractor to carry out your works on site to connect into our sewer. Once the connection has been made it is a mandatory requirement for the point of connection to be inspected by one of our Assistant Adoption Managers.

To arrange this inspection, please select **'Ready for Inspection'** on your Get Connected customer dashboard. Once this has been selected, please contact **Mick Vince** our Assistant Adoption Manager for this area on 0[redacted] and request an inspection giving at least two full working days' notice.

Once we are happy that your connection to the public sewer complies with our requirements and have passed our inspection, we will send you a completion letter within 7 working days. It's important to ensure your connection is inspected to prevent any risk of disconnection at a later date.

Technical Approval

We are pleased to advise that your Section 106 application to connect **foul water** to the public **foul** sewer, as shown on your drawings **SL/BHPAGHAM.10/10**, revision **P4**, dated **18/03/2025** and drawing **SL/BHPAGHAM.10/15,** revision **P4,** dated **09/07/2025**, is approved by Southern Water. Our approval means we are satisfied with your connection method. Inspection of the wastewater connection is required to complete your Section 106 application. Please note approval is valid for 2 years from date of issue.

Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. water.org.uk/sewerage-sector-guidance-approved-documents/

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under Section 109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link southernwater.co.uk/developing-building/health-and-safety
- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License.
- Landowner consent has not been obtained where your connection is to be made through another Party's land.

Please contact the Developer Services Team via the Get Connected customer dashboard / on 0330 303 0119 should you require any further advice.

Yours sincerely,



Dale Hughes
Technical Coordinator - Wastewater
Developer Services
[redacted]

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

from Southern Water

Essential Sewer Connection Information

1. Site Inspection Checklist
2. What happens if the sewer connection is not inspected?
3. Adoption of a sewer
4. Infrastructure charges
5. Enforcement Policy

1. Site Inspection Checklist

We have prepared a site inspection checklist so that inspection of your sewer connection can be passed first time southernwater.co.uk/media/3028/ds-site-inspection-checklist.pdf

2. What happens if the sewer connection is not inspected and a completion letter is not issued?

Incidences where construction of the sewer connection has been completed but a site inspection has not been requested then the sewer connection application is not completed. You will need to request for a site inspection to finalise the application. If the sewer connection has not been built as per the designs submitted then we will ask you to rectify.

3. Adoption of a sewer

When a new development is planned, the developer can construct the sewers using approved materials and to a standard, which makes them suitable for adoption by Southern Water when construction is complete.

An adoption agreement can be entered into under Section 104 of the Water Industry Act 1991, prior to the sewers being built. This is the most desirable arrangement and if all new developments were covered by such adoption agreements, there would be few, if any, new private sewers on housing estates. However, there are many kilometres of existing private sewers that were built without an adoption agreement in place.

Section 102 of the Water Industry Act 1991 provides for the adoption of such sewers to be considered. It is important to draw a distinction between sewers, drains, and lateral drains:

- Sewers are pipes carrying sewage from more than one property
- Drains are pipes carrying sewage from only one property to the curtilage of the building or premises
- Lateral drains are those pipes which extend from the curtilage of a single building to the point of connection with an existing public of private sewer

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

To start the process of having the private sewer adopted, please visit our website and fill in the S102 Adoption Form.

4. Infrastructure charges

New developments increase the load on our networks and may require investment in upstream network reinforcement. This investment is funded through the Infrastructure Charge where the cost of network reinforcement is levied per property at the time of final connection.

* In addition to the sewer connection application charge, a charge for sewerage infrastructure is levied on each dwelling connecting onto the sewerage system. Non domestic properties will be individually assessed according to the number of appliances/fittings producing wastewater. Infrastructure charges are applicable even if the connection is made via a private sewer providing that the private sewer ultimately discharges into the public system.

There are three scenarios:

1. Water and wastewater connections are made within Southern Waters supply area. Infrastructure charges will be included in you water connection quote.

2. Water connections are made within another water company's supply zone and Wastewater is within the Southern Water supply area. Infrastructure charges will be invoiced following connection of the meters as advised by each water company.

3. You already have a water connection and require a wastewater connection in the Southern Water supply area. Infrastructure charges will be invoiced directly following completion of the wastewater connection.

For information and our current Connection Charges please refer to section 2 of the Southern Water Charging Arrangements Connection charging arrangements (southernwater.co.uk)

5. Enforcement Policy

It is an offence to not comply with the requirements of a S106 Water Industry Act 1991, which are detailed in the body of the letter. This can result in prosecution and a fine and/or removal of the illegal connection.

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

APPENDIX R: ADC Comments and Mayer Brown Responses

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/110/25/DOC	**Reviewer Reference:**	ADC/Ext4
Planning Officer:	Simon Davis	**Date of Review:**	13/11/2025
Site Name:	Land West of Pagham Road Pagham Road Pagham PO21 3PY		
Application Description:	Approval of details reserved by condition imposed under reference P/178/21/OUT (APP/C3810/W/22/3302023) relating to condition number 11 - foul drainage system, condition number **12 - surface water drainage, condition number 13 - discharge rates of watercourses and condition number 14 - management and maintenance of surface water drainage system.** (See P/109/25/DOC for condition number 17 - contamination, condition number 22 - internal noise level, condition number 24 - broadband provision, condition number 26 - bus stop information screens and condition number 28 - acoustic.).		
Assessment Number:	2 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance (including design checklists) - 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/

Arun District Council Land Drainage Byelaws - https://www.arun.gov.uk/byelaws/

Arun District Council surface water pre-commencement conditions - https://www.arun.gov.uk/planning-pre-commencement-conditions

The National Standards for SuDS - https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

The SuDs Manual [C753] by CIRIA

Response	Condition 12: **Objection** Condition 13: **Objection** Condition 14: **Objection**

References

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' [NsTS] 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.

The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.

This consultation has been primarily informed by the NSfS and The SuDS Manual.

Summary

This summary highlights if critical items aligning with each of the standards have been met. Critical items are highlighted in **bold** on our surface water drainage design checklist (linked above). A failure to address these will result in an **objection** to any application to discharge a surface water drainage design condition.

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, or the provision of other important infrastructure to satisfy the NSfS set out below.

All relevant items on the checklist are expected to be met before an application to discharge an application to discharge a SuDS design condition is supported.

Our response and requirements are elaborated upon or condensed within an attached 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.

Standard	Assessment	Response
1. Runoff destination	Compliant	**No objection**
2. Interception drainage	Insufficient	**Objection**
3. Extreme Rainfall and Flooding	Insufficient	**Objection**
4. Water Quality	Insufficient	**Objection**
5. Amenity	Compliant	**No objection**
6. Biodiversity	Compliant	**No objection**
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	**Objection**

Reviewed Plans

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

- Phase I Review & Phase II Geo-Environmental Assessment April 2023
- Management Company Procedure Rev C Sept 25
- Discharge of conditions 11,12,13 & 14 (Drainage) April 2025 6th Issue (Part 1)
- Discharge of conditions 11,12,13 & 14 (Drainage) April 2025 6th Issue (Part 2)
- Discharge of conditions 11,12,13 & 14 (Drainage) April 2025 6th Issue (Part 3)

Condition wording

Condition 12 is worded as follows:

No development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local

planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No dwelling shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 13 is worded as follows:

No development shall commence until details have been submitted to and approved in writing by the local planning authority for any proposals to discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the predevelopment run-off values and in accordance with current policies. No construction is permitted that will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Condition 14 is worded as follows:

No development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a sitespecific maintenance manual and submitted to, and approved in writing, by the local planning authority. The manual is to include details of financial management and arrangements for 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 owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

2. **Whilst the applicant has now provided additional information in support of condition 12 ,13 and 14 there remains details and information which require further clarification and justification. Without this there is a risk that the proposals could be detrimental to flood risk both on or offsite.**

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only, together with land drainage aspects if deemed necessary.

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, River Arun internal drainage board, groundwater source protection zones)
☐ Southern Water (foul drainage and surface water disposal to public sewer network/groundwater source protection zones)
☐ Portsmouth Water (groundwater source protection zones)
☒ Lead local flood authority (all other sources of flooding and ordinary watercourses)
☐ Other: Specify ……
☐ None

Application Reference: P/110/25/DOC **Site Name: Land West of Pagham Road Pagham Road Pagham PO21 3PY**	**Initial Issue Date: 13/11/2025** **Issue Date: 31/12/2025** **Reviewer Reference: ADC/EXT4**

Summary and Recommendation:

Condition 12: **Objection**
Condition 13: **Objection**
Condition 14: **Objection**

Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.

	ADC Drainage Comments	**Designer Response**	**ADC Drainage Comments**	**Mayer Brown Response**	
Date:	**13/11/2025**	**5/12/2025**	**31/12/2025**	**16/01/2026**	
Condition Number: 12 surface water drainage					
Comment Number					
~~1.~~	~~Whilst we note in Appendix M of the Report , that the designers have included a completed copy of the Arun District Council Checklist, there are several key items which have not been included in the submission. In general the information submitted is of a planning strategy level of detail and not detailed design which is required to address the key elements of this condition~~	~~This is noted, and the specific comments are responded to below.~~		~~Comment closed.~~	
2.	Details of the downstream nearby watercourse doesn't appear to have been fully investigated. Please provide	The watercourse flows in an northerly direction where it flows into an existing culvert as noted on the Topographic	Thank you for providing the additional information and clarification. Noting the	A CCTV has now been undertaken of the culverted outfall from the ditch and is included in	

	details on flow direction, conditions, existing culverts etc… of the watercourse immediate downstream of the proposed point of discharge	Survey. From here, the water flows west to the Rife. The ditch levels are contained within the Topographic Survey in Appendix C of the Technical Note provided. Paragraphs 2.8 and 2.9, and Figures 2.2, 2.3 and 2.4 in the updated Technical Note illustrate the existing drainage arrangement. Paragraph 2.9 also provides a commitment to clearing the ditches and culverts within Bargate's control (within ecological and arboriculture constraints) prior to starting on site.	presence of the existing culvert please provide further details of its existing condition (CCTV survey) and any proposed remedial works etc… that may be required to this existing culvert as it is critical to ensuring the adequate operation of the onsite surface water system	Appendix U of the Technical Note. The existing culvert contains a large displaced joint, and as a result is proposed to be replaced as part of the works, as detailed in Appendix W.	
~~3.~~	~~Please provide further details on the contributing area catchment plan. Specifically provide a breakdown on which areas enter in specific pipes/manholes and making clear references to the pipe numbers/manholes on the plans and supporting calculations~~	~~This is now included in Appendix G within the updated Technical Note.~~	~~Thank you item now closed~~	~~Comment closed.~~	
4.	Please provide details on how the first 5mm of rainfall is intercepted for the majority of rainfall events	Firstly, it should be noted that there are several notable constraints at this site. Namely the existing Southern Water rising main	Thank you for providing the additional clarification. Please note though that Standard 2 highlights that lined permeable paving will not be deemed to	Thanks for the comments. A separate note has been provided on this point in Appendix X of the Technical Note to outline	

		running through the centre of the site, and the high groundwater levels which preclude the use of infiltration drainage, and require drainage features to be lined to prevent groundwater ingress. The design proposals include the following: Permeable Paving All roads and driveways that can be permeable paving / porous asphalt have been proposed as such. The only roads that are not proposed as permeable paving / porous asphalt are the roads with the existing Southern Water Rising Main beneath them. As outlined in the National SuDS Standards (released 30th July 2025) permeable paved surfaces whether lined or unlined meet the interception drainage requirement. Where they drain additional surfaces (as they do in this instance by draining the plots) additional	comply where additional areas drain into the permeable paving. Based on the review of the plot drainage drawings it appears that roof drawing is discharging into the permeable paving sub-base. Further details on the design of the detention basins effectiveness on intercepting the rainfall needs to be provided	the position in terms of Outline Planning Approvals and associated FRA and site constraints. The note works through the various features that the National SuDS Standards suggests can provide interception drainage and explains the features included, and where they haven't been included explains why. The Note also explains the design features of the detention basin that assist in its effectiveness in intercepting the rainfall.	

		downstream interception features are required (details provided below). Conveyance Swale The main spine road through the centre of the site drains to an under drained swale, which also collects the water from many of the porous surfaces. The longitudinal gradient of the conveyance swale is <1in100 and with the underdrain has 500mm of suitable base material. Therefore, the conveyance swale meets the requirement for interception drainage as outlined in National SuDS Standards whether lined or unlined. Detention Basins Finally, there are 2no detention basins that store water prior to discharging to the existing ditch network. These are lined, however there will be some losses through evaporation and into the soil beneath. Summary			

		In summary, the porous paving, under drained swales and detention basins proposed extensively throughout the development proposals provide the interception drainage in accordance with the National SuDS standards.			
~~5.~~	~~The peak discharge from the site is proposed to be at the Qbar rate which the designers have based on the scheme at outline stage. The site layout and contributing area has changed since the outline scheme and the updated greenfield run-off calculations need to be provided reflective of the proposed schemes contributing area.~~	~~In the Flood Risk Assessment that accompanied the Outline Planning Application, the QBAR greenfield runoff rates were calculated based on the following (refer to Page 27 of Appendix N in the Technical Note):~~ ~~Site Area = 4.91ha~~ ~~Developable Area = 2.95ha~~ ~~Impermeable Area = 55% (1.63 hectares+10% urban creep = 1.78 hectares)~~ ~~It should also be noted that the proposed calculations undertaken at the Outline Planning Stage included a climate change allowance of 40%~~ ~~The greenfield runoff rates were therefore~~	~~Thank you for providing the clarification. Item now closed~~	~~Comment closed.~~	

		~~based on an impermeable area of 1.78 hectares, which provided the 5.08l/s peak discharge rate. The total hardstanding area when the Reserved Matters Layout is measured accurately is 2.18 hectares. With the above in mind using the measured hardstanding areas would increase the flow rate by over 20%. These parameters were discussed with the Client Team, and it was felt that as this is an Appeal Site, it was in the spirit of the appeal to continue with the previously agreed flow rates (20% lower than by recalculating) and the most up to date climate change allowances (45% rather than 40%), which provides a further benefit over what was previously agreed.~~			
6.	Please provide buoyancy calculations to demonstrate that the proposed mitigation measures in the details	The filter drains proposed beneath the attenuation basin liners intercept and remove	Whilst we appreciate that filter drains are being proposed beneath the basin to reduce	A Hydrogeological assessment to determine groundwater flows based on the surface area of the	

	provided are adequate to counter the potential uplift forces from the shallow groundwater	groundwater beneath the liner preventing it building up and causing hydrostatic pressure / uplift. The groundwater is therefore removed and there is no hydrostatic pressure / uplift to the liner.	hydrostatic pressure, there needs to be further design details provided to support this approach. i.e. hydrogeological assessment to determine existing groundwater flows (assuming it is not static) to the existing ditch. Furthermore through such assessment, further evidence on expected groundwater flows/volumes need to be provided to ensure that the size, quantity of filter drains forming the designers mitigation, is sufficient. Please also provide details on the invert levels, pipe sizes etc… on the plan drawings (appreciate some of these are shown on the basin sections) but we want to ensure the full design of the system is clearly indicated on the drawings for our review	basin has been undertaken, and is contained in Appendix Y. This demonstrates that the filter drains beneath the basin liner have orders of magnitude more capacity than the incoming flows, which in turn demonstrates that hydrostatic pressure will not build up and cause uplift to the liner.	
7.	An appropriate easement which is clear of proposed tree planting should be	A 3m easement is provided alongside the	A 3m easement will be required around the basins and along the	We can confirm that we have discussed this with the Principal Planning	

	provided around all SuDS basins. Justification should be provided for the proposed easement and maintenance plans submitted if this is less than 3m. A 3m easement must be provided along the existing watercourse within the site. The current proposals appear to have proposed planting within the 3m maintenance easement.	existing and proposed ditches and basins. Some planting is proposed within the 3m easements in order to meet the landscaping requirements of ADC, however this planting has been proposed in such a way that access is available to the features (ditches /basins) in adjacent areas to ensure maintenance of the entirety of the ditch, pipes and basins is achievable at all times. Bargate are a registered "Homes for Nature" housebuilder and take their responsibilities on providing biodiversity, amenity and appropriate maintenance very seriously, so we would hope that this provides confidence that the landscaping and SuDS features will be appropriately maintained in perpetuity	existing watercourse with no new proposed tree planting. Please review further in accordance with the Arun District Council Bye-Law requirements	Officer and that the landscaping will be altered to ensure that no proposed trees will affect the drainage. The landscaping will be finalised once the drainage design has been approved and the condition cleared.	
8.	Existing site sections, proposed site sections, drainage long sections, manhole schedules appear	Proposed site sections (including existing ground levels), drainage long sections and	Please provide further clarification relating to the interface between plot drainage, specifically the	In relation to groundwater entering the proposed surface water and attenuation system, we can confirm that the	

	to be missing from the submission	manhole schedules are now provided in Appendix S within the updated Technical Note.	permeable drives which appear to drain to the same conveyance swale filter drain alongside the main impermeable road. We have concerns that where the swales and sections of filter drain (where passing under swales) are unlined that the shallow groundwater could enter the proposed surface water and attenuation system. Please provide section details on all highway swale, clearly providing details on invert depths, associated filter drain depth etc… Each swale should have its own specific construction detail to ensure they are installed in accordance with the design drawings Please provide further details on the site wide permeable paving arrangement, currently its unclear whether an arrangement of check dams with throttle pipes are being proposed, which seems to be proposed in the calculations but not	swales and underlying filter drains are all lined with an impermeable liner, ensuring that this will not be the case. This is evidenced by Appendix S which contains the site sections and the liner we are referring too. The swales are all at a constant depth and follow the long fall of the road, which is shown on the drainage plan (Appendix H), levels drawings (Appendix T), and sectional drawings (Appendix S). Full levels and contours are provided on the levels drawings to inform the Contractor of the required depths of the swale (which are the same throughout) and the 3D ground model will be provided to the Contractor to ensure compliance. In addition to this, the sectional drawings (Appendix S) show the design intent clearly. Furthermore, Mayer Brown have been commissioned to	

			clear on the plans. Can we suggest providing a clear plan of the site wide permeable paving arrangement clearing indicating the sections referred to in the calculations with associated link pipes or controls and their interface to the main conveyance drain.	undertake a site monitoring role and will be on-site regularly to verify the installation of the drainage system, and verification reports will be provided to ADC at regular intervals. The invert levels of the underdrain are provided on the drainage plans in Appendix H. Following the comments on the calculations and the permeable paving the references in the calculations have been updated and an additional drawing has been provided in Appendix V to enable the clear cross referencing between the two. For clarity, there are no check dams proposed, however there are throttle pipes located throughout the design. This is due to the various areas of permeable paving being connected via pipework when they cross service margins and the impermeable spine road, which creates the ”throttle	

				pipes" that are referred to in the comments. These pipes are shown on the drainage drawings contained in Appendix H, and an additional paragraph explaining the piped connections is included in the Technical Note in paragraph 4.14.	
~~9.~~	~~The current drainage layout only shows the main drainage within the road, additional information is required including the full detailed layout of the proposed drainage including all surface water serving the dwellings, driveways, roads etc…~~	~~The plot drainage plans are now provided in Appendix H within the updated Technical Note.~~	~~Thank you, please note request above for further information~~	~~Comment closed.~~	
~~10.~~	~~Please provide the detailed levels designs.~~	~~The detailed levels designs are now provided in Appendix T within the updated Technical Note~~	~~Noted, item now closed~~	~~Comment closed.~~	
11.	Please provide the formation levels for the permeable paving on the layout	The invert level of the underdrain at the formation level of the permeable paving is provided on the main drainage drawings in Appendix H of the updated Technical Note.	The formation levels of the permeable paving sub-base needs to be shown since this system is integral to the proposed surface water attenuation system	An additional drawing has been added to Appendix H which contains the formation level of the Permeable Paving as requested.	
12.	The drainage details need to be provided at construction detail level. The current details provided are not	The construction drainage details are now provided in Appendix K of the updated	Please provide details of the outfall headwall to the existing ditch	The headwall detail is included in Appendix S, and an additional drawing has been added to	

	specific enough and need to provide further information conducive to a construction level of detail	Technical Note.		Appendix S which includes a long-section of the watercourse centreline and the headwall location, with a detail and coordinates provided.	
~~13.~~	~~Please provide an exceedance flow layout based on the detailed levels design~~	~~The exceedance layout plan based on the detailed levels is now provided in Appendix O within the updated Technical Note.~~	~~Thank you item now closed~~	~~Comment closed.~~	
14.	Please provide proposed planting plans along with existing tree protection plans to ensure that the proposed drainage does not conflict with existing or proposed trees	The proposed planting plans and the existing tree protection plans are now provided in Appendix U within the updated Technical Note.	Please review this in line with comments relating to the need to keep the 3m easement margins clear of tree planting	We can confirm that we have discussed this with the Principal Planning Officer and that the landscaping will be altered to ensure that no proposed trees will affect the drainage. The landscaping will be finalised once the drainage design has been approved and the condition cleared.	
Condition Number: 13 discharge rates of watercourses					
Comment Number					
~~1.~~	~~Please provide details of Ordinary Watercourse Consent in relation to the proposed new headwall connection to the existing ditch~~	~~The OWC application will be submitted to WSCC in the coming weeks, and details will be provided at that time. This is covered in Paragraph 4.9 of the Technical Note.~~	~~Please note that the new headwall will require a bye-law consent with Arun District Council~~	~~Noted thank you. Comment closed.~~	

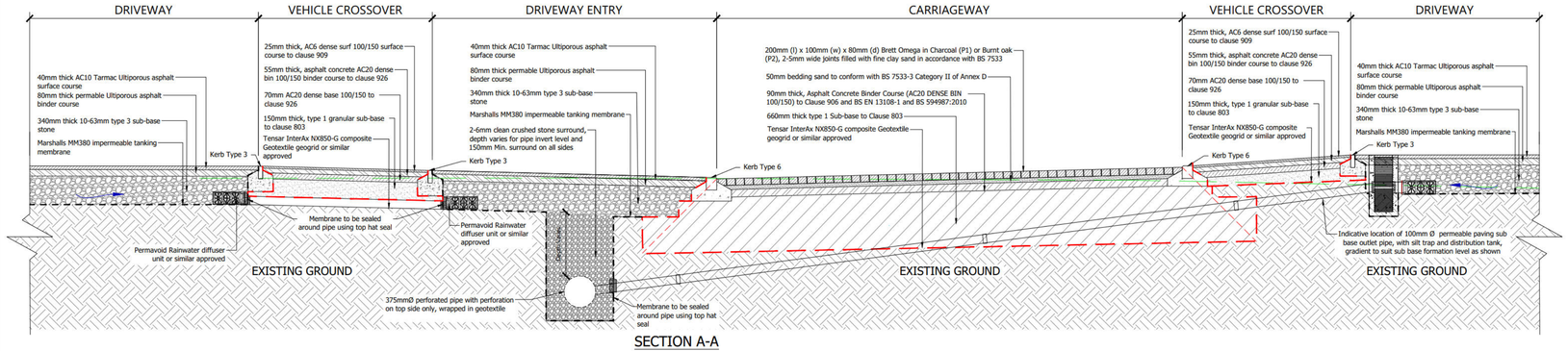
~~2.~~	~~Please provide updated calculations and discharge rates in relation to the Qbar which should be calculated to the actual contributing impermeable areas~~	~~In the Flood Risk Assessment that accompanied the Outline Planning Application, the QBAR greenfield runoff rates were calculated based on the following (refer to Page 27 of Appendix N in the Technical Note):~~ ~~Site Area = 4.91ha~~ ~~Developable Area = 2.95ha~~ ~~Impermeable Area = 55% (1.63 hectares+10% urban creep = 1.78 hectares)~~ ~~It should also be noted that the proposed calculations undertaken at the Outline Planning Stage included a climate change allowance of 40%~~ ~~The greenfield runoff rates were therefore based on an impermeable area of 1.78 hectares, which provided the 5.08l/s peak discharge rate.~~ ~~The total hardstanding area when the Reserved Matters Layout is measured accurately is 2.18 hectares.~~	~~Thank you, item, now closed~~	~~Comment closed.~~	

		~~With the above in mind using the measured hardstanding areas would increase the flow rate by over 20%. These parameters were discussed with the Client Team, and it was felt that as this is an Appeal Site, it was in the spirit of the appeal to continue with the previously agreed flow rates (20% lower than by recalculating) and the most up to date climate change allowances (45% rather than 40%), which provides a further benefit over what was previously agreed.~~			
Condition Number: 14 management and maintenance of surface water drainage system					
Comment Number					
~~1.~~	~~Please refer to guidance on the Arun District Council Website on the minimum required details that should be provided within the supporting Management and Maintenance Plan~~	~~An updated Management and Maintenance Plan is now provided in accordance with the ADC website requirements, and is included in Appendix L.~~		~~Comment closed.~~	
~~2.~~	~~The maintenance plan will required the details associated with condition 12 to be approved in order for these to be included in the finalised Maintenance Plan~~	~~We can confirm the Management and Maintenance Plan reflects the updated information~~		~~Comment closed.~~	

3.			Please provide a plan showing maintenance responsibility should be included in the report	A plan showing the maintenance responsibilities is now included as Appendix D in the Management and Maintenance plan.	
4.			Please provide a pro-forma inspection checklist within the plan Please provide a maintenance record pro-forma	The requested proforma inspection checklist and the maintenance record proforma are now included in Appendix E of the Management and Maintenance Plan.	
5.			Please provide details or proposals for where green waste and organic sediments will be stored/disposed from arisings from maintenance activities	This is now included in Paragraph 3.7 of the Management and Maintenance Plan.	

If a designer would like a .docx version of this document to aid administration of responses, please request this by email to land.drainage@arun.gov.uk.

APPENDIX S: Site Section, Drainage Long Sections and Manhole Schedules



SECTION A-A

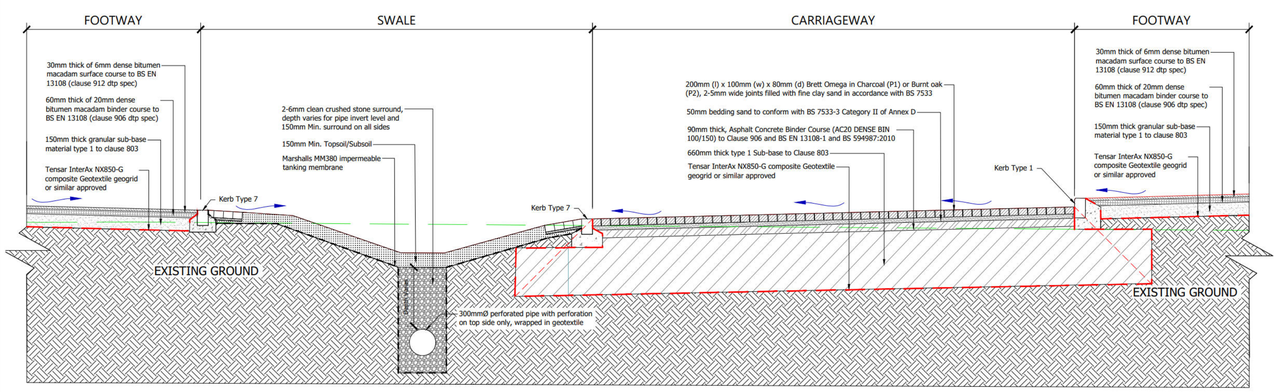
NOTES:

1. All dimensions are in millimetres unless stated otherwise.
2. The cross-section shown is typical only.
3. This drawing is not to be scaled.
4. The permeable paving system used on this project is "Omega Flow" by Brett, and their details have been used within this drawing.
5. No material within 450mm of the carriageway surface shall be frost susceptible.
6. The use of unsuitable soils, such as topsoil or desiccated soils are to be removed from beneath all paved areas
7. The formation level should be proof rolled and any soft zones excavated and replaced with suitably compacted engineered granular or chalk fill. Any hard spots in the formation level such as old foundations may induce reflective cracking in the pavement and allowance should be made for removing any slabs or other hard spots etc. that may be present.
8. Class 6F Capping material shall comply with Table 6-1 of Appendix 6/1.
9. The design is based on a 2% CBR value.
10. All materials to be supplied and installed in accordance with the MCHW. Any clarifications required to be reported to the Engineer immediately.

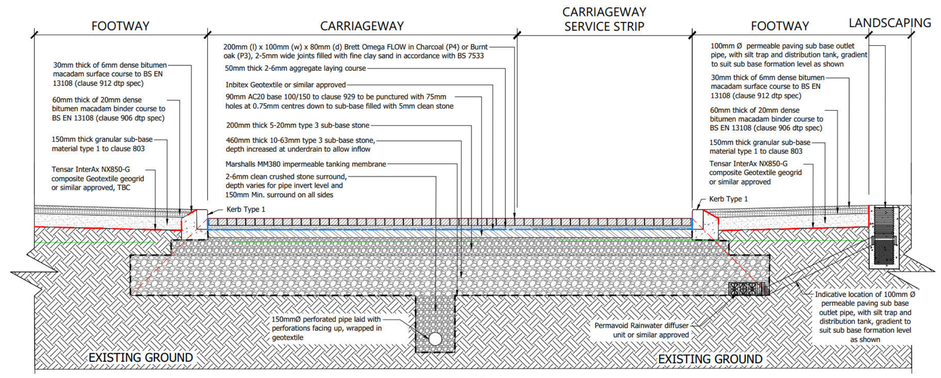
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A1 ORIGINAL

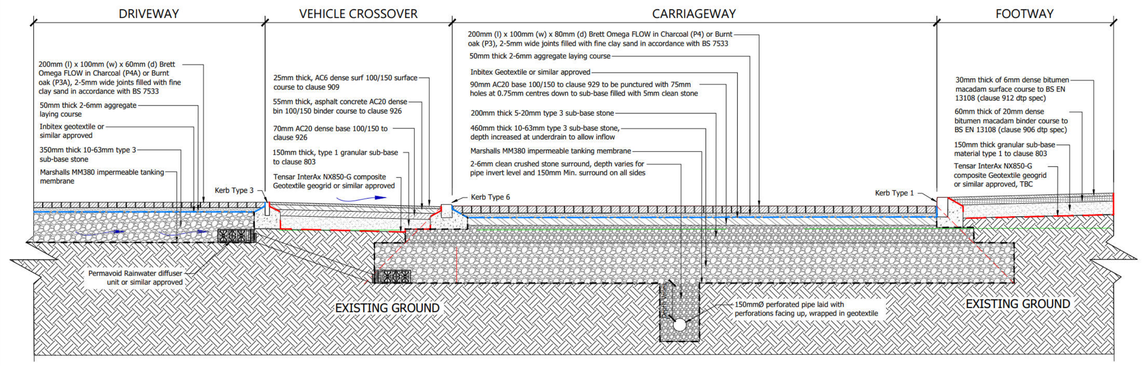
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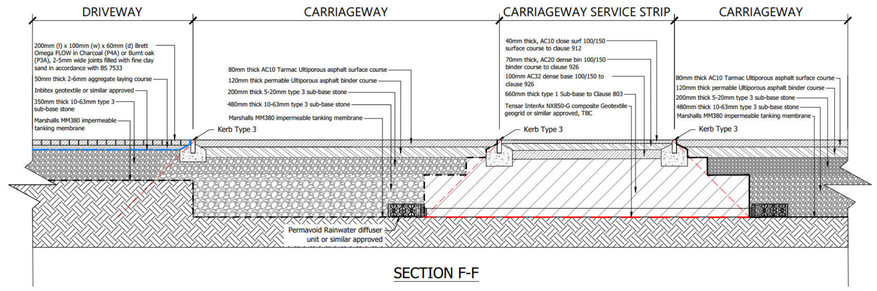
SECTION B-B



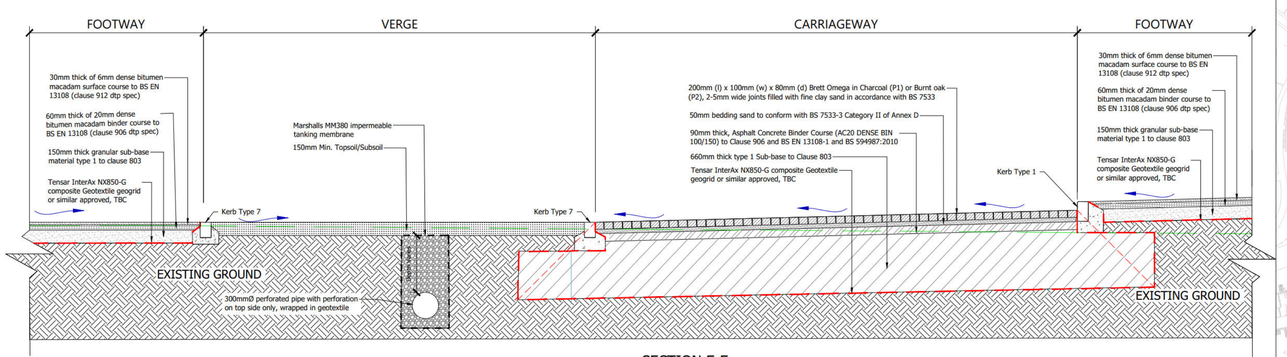
SECTION C-C



SECTION D-D

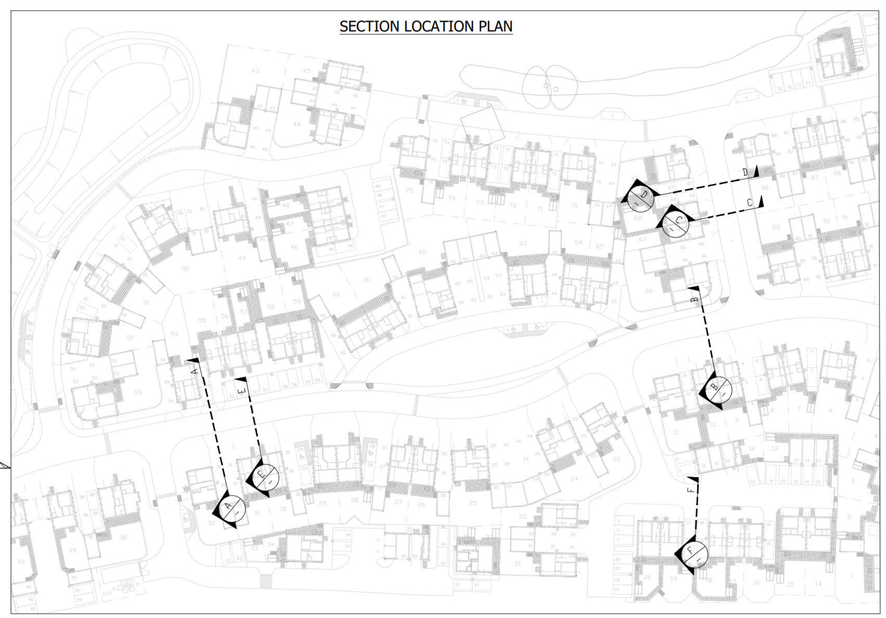


SECTION F-F



SECTION E-E

SECTION LOCATION PLAN



FOR TENDER
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (JRH)	SL	10/09/25

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enquiry@mayerbrown.co.uk www.mayerbrown.co.uk

client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

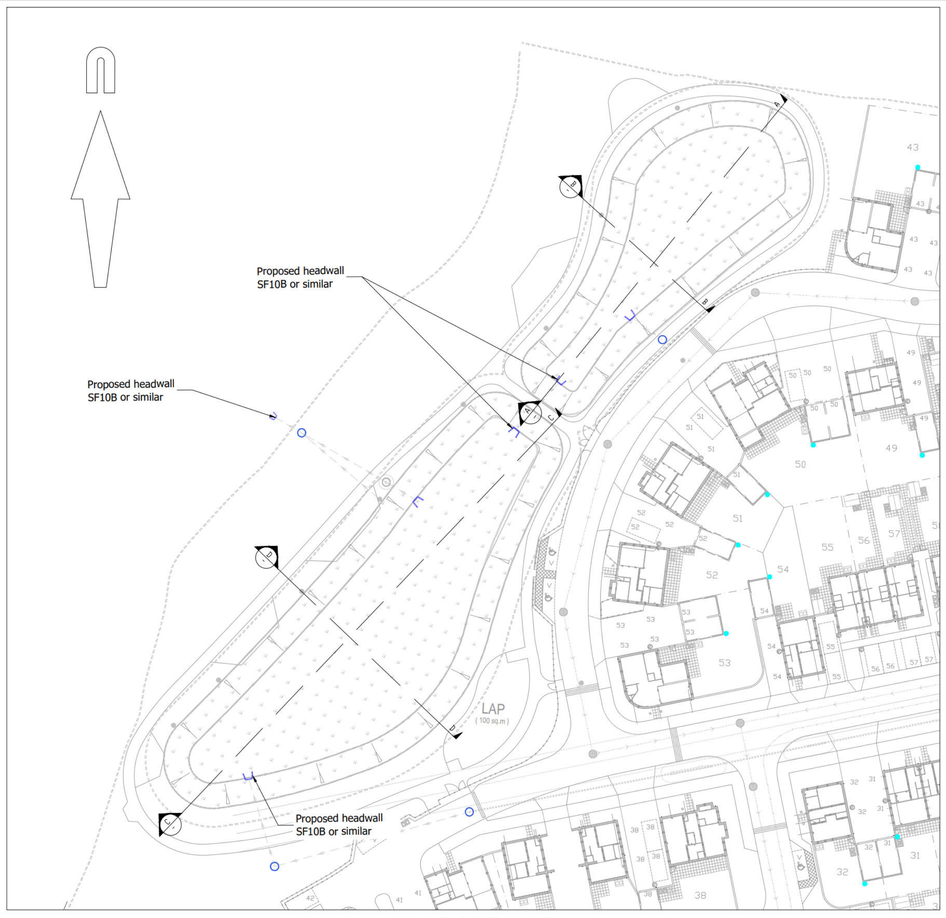
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N.T.S	JRH	SL

date	cad file
AUGUST 2025	PAGHAM ROAD

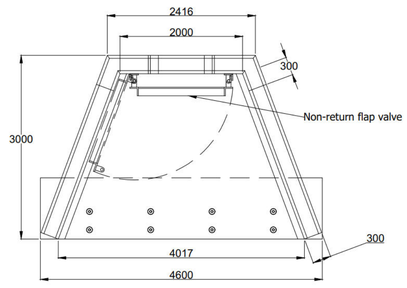
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TYPICAL EXTERNAL WORKS CROSS SECTIONS

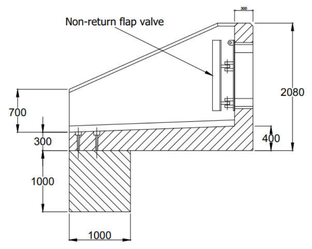
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drawing number
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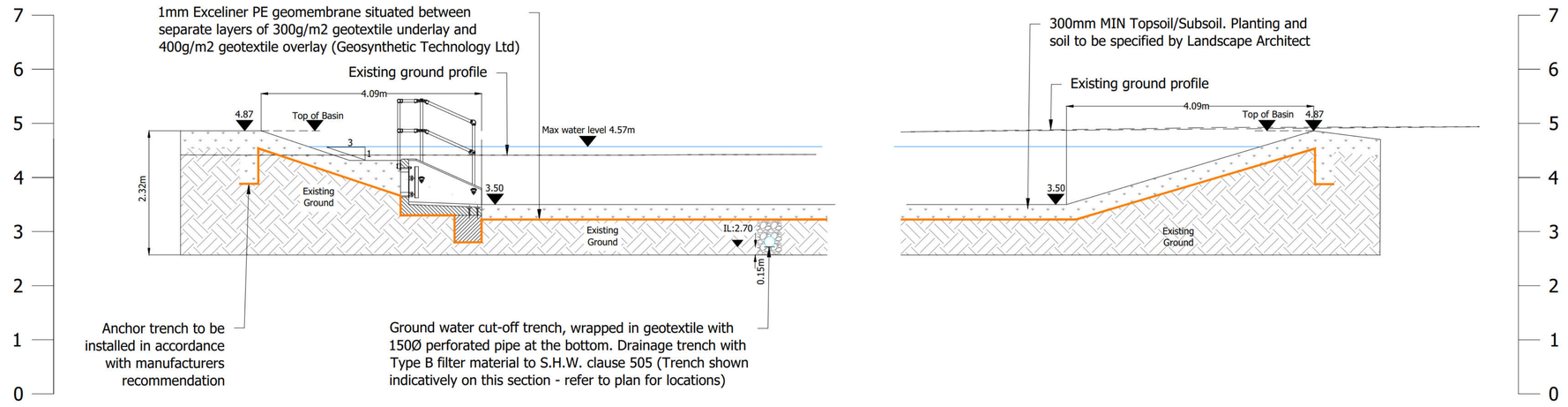


LOCATION PLAN
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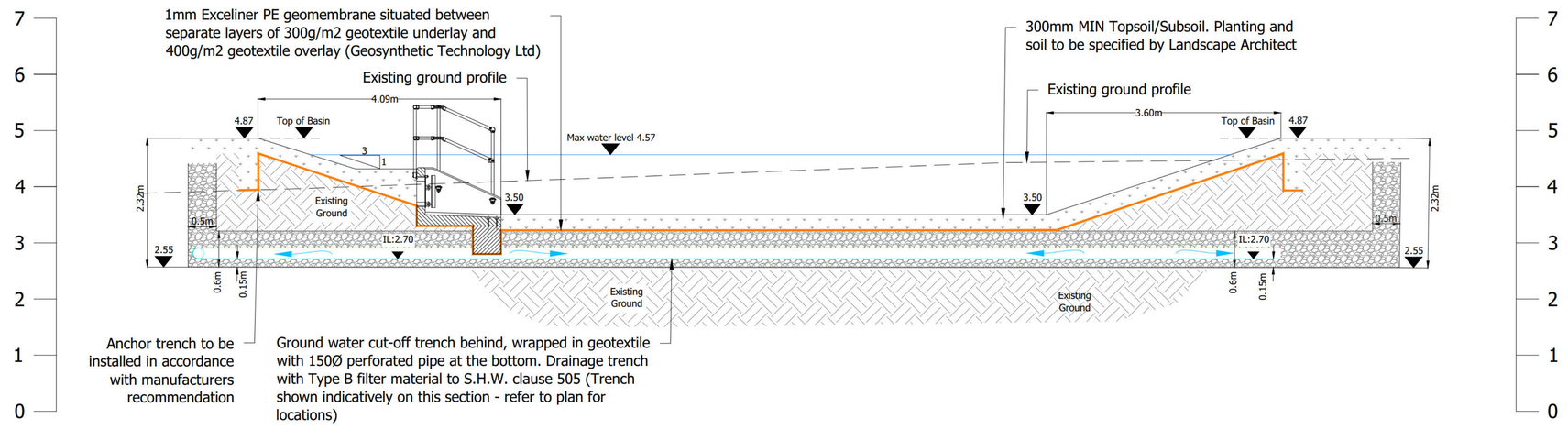




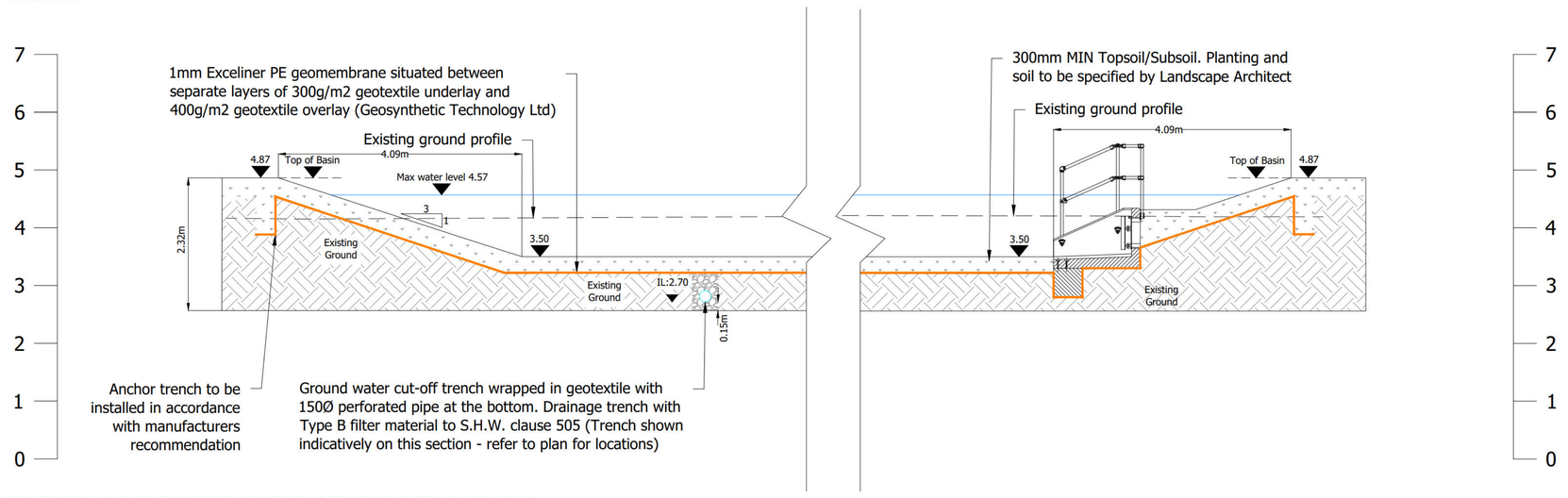
SFA10B Headwall + 500 x 500mm Toe + SFA1
375 Outfall Safety Grille
SCALE 1:50



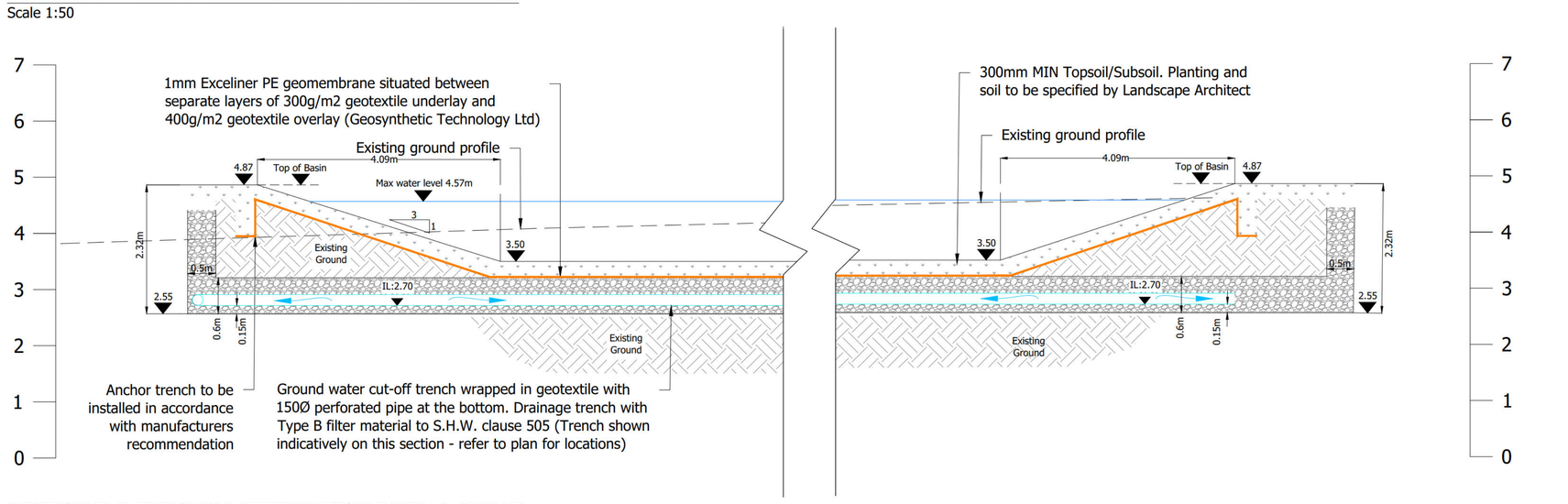
SECTION A-A THROUGH ATTENUATION BASIN
Scale 1:50



SECTION B-B THROUGH ATTENUATION BASIN & SWALE
Scale 1:50



SECTION C-C THROUGH ATTENUATION BASIN & SWALE
Scale 1:50



SECTION D-D THROUGH ATTENUATION BASIN & SWALE
Scale 1:50

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rev.	amendment	checked	date
T4	Updated to show location of non-return flap valve on headwall outfall. (FA)	SL	26/03/26
T3	Updated top of the basins. (PO)	SL	23/03/26
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (PO)	SL	10/09/25

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
AS SHOWN	JRH	SL

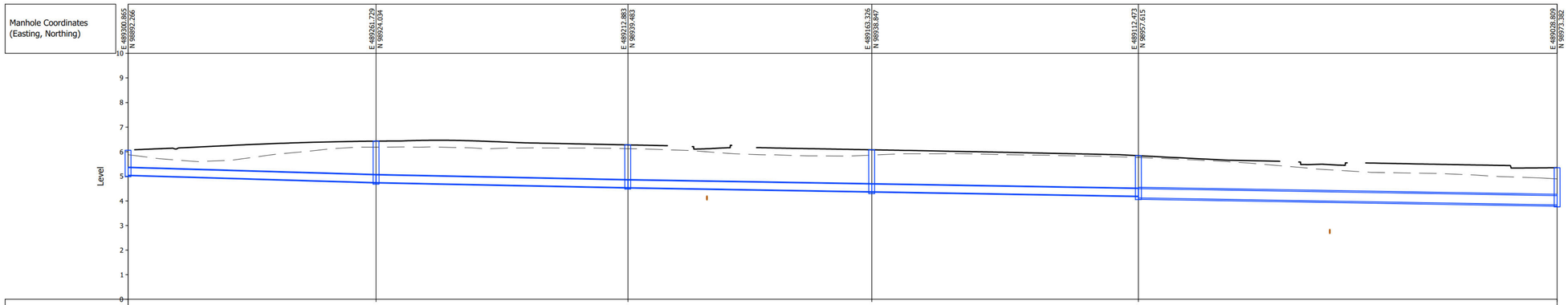
date	cad file
MARCH 2026	SUDS PROFILES - 1260

title: SUDS PROFILES

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T4

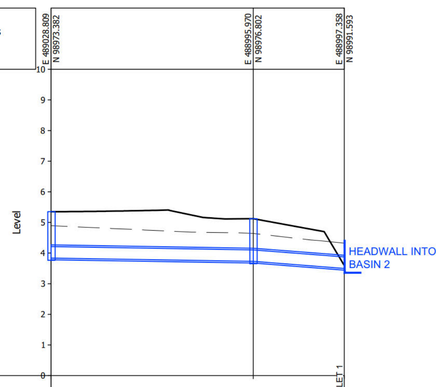
drawing number: SL/BHPAGHAMROAD.2-1260

SW1 TO SW7 SWALE LONGSECTION
Scale= H 1:500, V 1:100



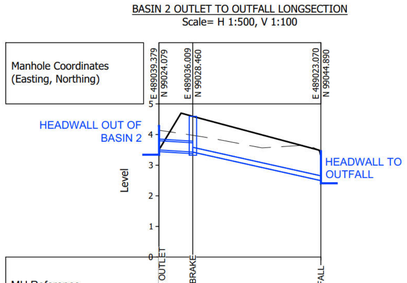
Manhole Coordinates (Easting, Northing)	E 489390.865 N 98892.266	E 489261.729 N 98924.034	E 489217.883 N 98938.483	E 489163.326 N 98938.847	E 489112.473 N 98957.615	E 489028.809 N 98973.382
MH Reference	SW1	SW3	SW4	SW5	SW6	SW7
Cover Levels	6.000	6.400	6.250	6.050	5.850	5.350
Existing Ground Levels	5.879	6.185	6.124	5.863	5.764	4.895
Pipe Start / End Invert Levels	5.050	4.753 / 4.753	4.544 / 4.544	4.379 / 4.379	4.198 / 4.123	3.839
Pipe Start / End Cover (m)	NA	1.349 / 1.349	1.405 / 1.405	1.370 / 1.370	1.312 / 1.286	1.083
Pipe Length 2D (m)		1.001 50.407	1.002 51.231	1.003 49.561	1.004 54.206	1.005 85.137
Pipe Dia, Slope, Material and Bedding Class		300mm 1:169.7 HDPE TWIN WALL Class S	300mm 1:245.1 HDPE TWIN WALL Class S	300mm 1:300.4 HDPE TWIN WALL Class S	300mm 1:299.5 HDPE TWIN WALL Class S	375mm 1:299.8 HDPE TWIN WALL Class S
Chainages (m)	0.000	50.407	101.638	151.199	205.404	290.541

SW7 TO BASIN 2 INLET 1 LONGSECTION
Scale= H 1:500, V 1:100



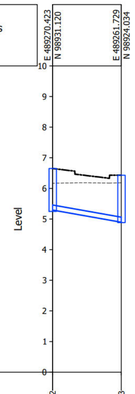
Manhole Coordinates (Easting, Northing)	E 489028.809 N 98973.382	E 488995.970 N 98976.802	E 488997.358 N 98991.593
MH Reference	SW7	SW8	BASIN 2 INLET 1
Cover Levels	5.350	5.100	4.863
Existing Ground Levels	4.895	4.643	4.325
Pipe Start / End Invert Levels	3.839	3.729 / 3.729	3.500
Pipe Start / End Cover (m)	1.083	0.965 / 0.965	NA
Pipe Length 2D (m)		1.006 33.017	1.007 14.856
Pipe Dia, Slope, Material and Bedding Class		375mm 1:300.2 HDPE TWIN WALL Class S	375mm 1:64.9 HDPE TWIN WALL Class S
Chainages (m)	0.000	33.017	47.873

BASIN 2 OUTLET TO OUTFALL LONGSECTION
Scale= H 1:500, V 1:100



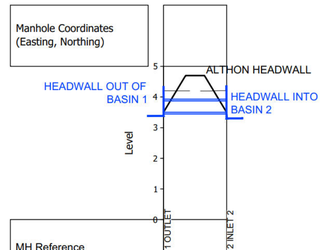
Manhole Coordinates (Easting, Northing)	E 489039.379 N 99024.079	E 489036.009 N 99028.460	E 489022.070 N 99044.890
MH Reference	BASIN 2 OUTLET	HYDROBRAKE	OUTFALL
Cover Levels	4.700	4.700	2.863
Existing Ground Levels	4.142	3.977	3.168
Pipe Start / End Invert Levels	3.500	3.431 / 3.431	2.500
Pipe Start / End Cover (m)	NA	0.808 / 1.008	0.664
Pipe Length 2D (m)		1.010 5.527	1.011 20.913
Pipe Dia, Slope, Material and Bedding Class		300mm 1:80.1 HDPE TWIN WALL Class S	151mm 1:22.5 HDPE TWIN WALL Class S
Chainages (m)	0.000	5.527	26.440

SW2 TO SW 3 LONGSECTION
Scale= H 1:500, V 1:100



Manhole Coordinates (Easting, Northing)	E 489270.423 N 98931.120	E 489261.729 N 98924.034	
MH Reference	SW2	SW3	
Cover Levels	6.650	6.400	
Existing Ground Levels	6.188	6.185	
Pipe Start / End Invert Levels	5.300	4.903	
Pipe Start / End Cover (m)	1.186	1.364	
Pipe Length 2D (m)		2.001 11.216	
Pipe Dia, Slope, Material and Bedding Class		150mm 1:28.3 HDPE TWIN WALL Class S	
Chainages (m)	0.000	11.216	

BASIN 1 OUTLET TO BASIN 2 INLET 2 LONGSECTION
Scale= H 1:500, V 1:100



Manhole Coordinates (Easting, Northing)		ALTHON HEADWALL
MH Reference	BASIN 1 OUTLET	BASIN 2 INLET 2
Cover Levels	4.700	4.863
Existing Ground Levels	4.204	4.210
Pipe Start / End Invert Levels	3.500	3.500
Pipe Start / End Cover (m)	NA	NA
Pipe Length 2D (m)	10.004 10.304	
Pipe Dia, Slope, Material and Bedding Class	375mm Horizontal HDPE TWIN WALL Class S	
Chainages (m)	0.000	10.304

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KEY

- PROPOSED FINISHED SURFACE PROFILE
- EXISTING GROUND PROFILE
- PROPOSED SURFACE WATER PIP
- PROPOSED FOUL SEWER CROSS SECTION

NOTES

1. ALL WORKS TO BE COMPLIANT WITH DESIGN AND CONSTRUCTION GUIDANCE

FOR TENDER
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
T3	Updated following Revised Basin Level. (FA)	SL	24/03/26
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (FA)	SL	10/09/25

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client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
AS SHOWN	JRH	SL

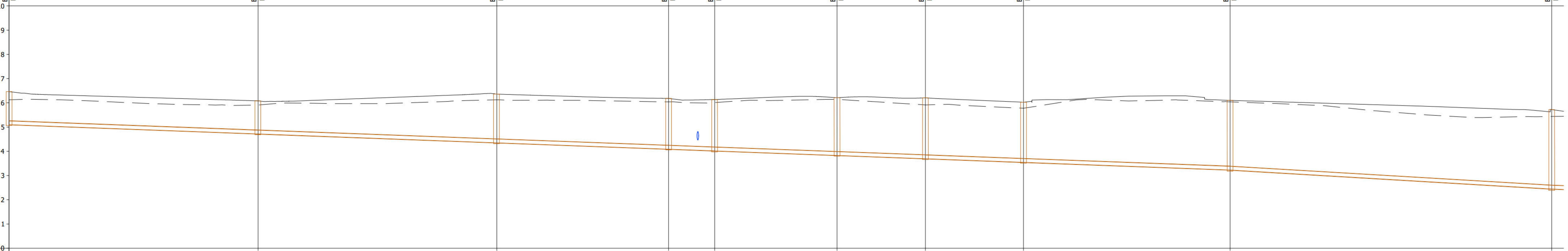
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NOVEMBER 2025	1200

title
PROPOSED SURFACE WATER LONG SECTIONS

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T3

drawing number
SL/BHPAGHAMROAD.2-1200

FW1 TO PUMP STATION LONGSECTION
Scale= H 1:500, V 1:100

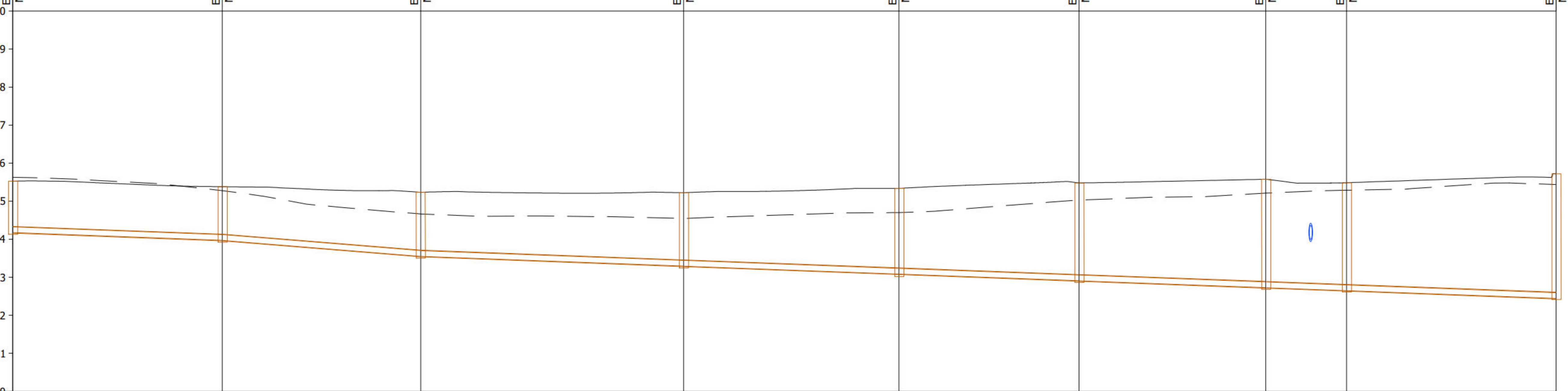


Manhole Coordinates (Easting, Northing)	E 489292.681 N 98981.827	E 489241.916 N 98990.645	E 489232.662 N 98942.116	E 489197.250 N 98945.312	E 489196.600 N 98935.787	E 489194.878 N 98910.549	E 489176.892 N 98907.197	E 489168.468 N 98888.723	E 489128.973 N 98905.067	E 489068.586 N 98933.053
MH Reference	FW1	FW2	FW3	FW4	FW5A	FW5	FW6	FW7	FW8	FW18
Cover Levels	6.462	6.082	6.360	6.183	6.136	6.209	6.207	6.024	6.103	5.721
Existing Ground Levels	6.125	5.910	6.124	6.038	6.012	6.139	5.913	5.776	6.041	5.438
Pipe Start / End Invert Levels	5.100	4.718 / 4.718	4.352 / 4.352	4.089 / 4.089	4.018 / 4.018	3.831 / 3.831	3.695 / 3.695	3.545 / 3.545	3.228 / 3.228	2.444 / 2.444
Pipe Start / End Cover (m)	1.198	1.200 / 1.200	1.844 / 1.844	1.930 / 1.930	1.954 / 1.954	2.214 / 2.214	2.348 / 2.348	2.315 / 2.315	2.711 / 2.711	3.113 / 3.113
Chainages (m)	0.000	51.525	100.929	136.485	146.032	171.328	189.624	209.928	252.671	319.228

Pipe Length 2D (m)	Pipe Dia, Slope, Material and Bedding Class
1.000 51.525	150mm 1:134.9 PVC-U Class S
1.001 49.403	150mm 1:135.0 PVC-U Class S
1.002 35.556	150mm 1:135.2 PVC-U Class S
1.003 9.547	150mm 1:134.5 PVC-U Class S
1.004 25.297	150mm 1:135.3 PVC-U Class S
1.005 18.296	150mm 1:134.5 PVC-U Class S
1.006 20.304	150mm 1:135.4 PVC-U Class S
1.007 42.743	150mm 1:134.8 PVC-U Class S
1.008 66.557	150mm 1:84.9 PVC-U Class S

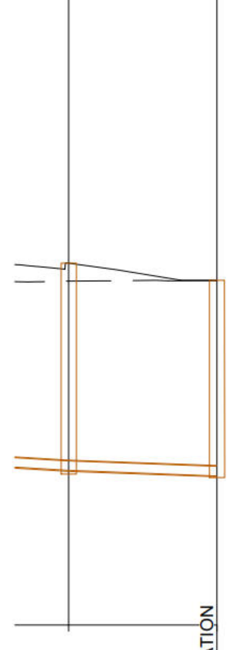
CONTINUATION BELOW

FW9 TO FW18 LONGSECTION
Scale= H 1:500, V 1:100



Manhole Coordinates (Easting, Northing)	E 489153.500 N 99016.204	E 489127.103 N 99024.122	E 489103.419 N 99035.065	E 489071.879 N 99020.897	E 489055.089 N 98998.092	E 489051.050 N 98974.757	E 489075.264 N 98970.633	E 489073.406 N 98960.178	E 489068.586 N 98933.053
MH Reference	FW9	FW10	FW11	FW12	FW13	FW14	FW16	FW17	FW18
Cover Levels	5.525	5.383	5.235	5.222	5.338	5.481	5.578	5.485	5.721
Existing Ground Levels	5.629	5.278	4.665	4.547	4.701	5.029	5.212	5.288	5.438
Pipe Start / End Invert Levels	4.175	3.971 / 3.971	3.550 / 3.550	3.294 / 3.294	3.084 / 3.084	2.909 / 2.909	2.727 / 2.727	2.648 / 2.648	2.444
Pipe Start / End Cover (m)	1.186	1.248 / 1.248	1.521 / 1.521	1.764 / 1.764	2.090 / 2.090	2.408 / 2.408	2.687 / 2.687	2.673 / 2.673	3.113
Chainages (m)	0.000	27.559	53.649	88.225	116.544	140.226	164.789	175.407	202.957

Pipe Length 2D (m)	Pipe Dia, Slope, Material and Bedding Class
2.000 27.559	150mm 1:135.1 PVC-U Class S
2.001 26.090	150mm 1:62.0 PVC-U Class S
2.002 34.576	150mm 1:135.1 PVC-U Class S
2.003 28.319	150mm 1:134.9 PVC-U Class S
2.004 23.682	150mm 1:135.3 PVC-U Class S
2.005 24.563	150mm 1:135.0 PVC-U Class S
2.006 10.619	150mm 1:134.4 PVC-U Class S
2.007 27.550	150mm 1:135.0 PVC-U Class S



Manhole Coordinates	E 489068.586 N 98933.053	E 489056.981 N 98934.747
MH Reference	FW18	PUMP STATION
Cover Levels	5.721	5.450
Existing Ground Levels	5.438	5.446
Pipe Start / End Invert Levels	2.444 / 2.444	2.357
Pipe Start / End Cover (m)	3.113 / 3.113	2.929
Pipe Length 2D (m)	1.009 11.728	
Pipe Dia, Slope, Material and Bedding Class	150mm 1:134.8 PVC-U Class S	
Chainages (m)	319.228	330.956

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KEY

- PROPOSED FINISHED SURFACE PROFILE
- EXISTING GROUND PROFILE
- PROPOSED FOUL DRAINAGE SEWER
- PROPOSED SURFACE WATER PIPE CROSS SECTION

NOTES

1. ALL WORKS TO BE COMPLIANT WITH DESIGN AND CONSTRUCTION GUIDANCE

FOR TENDER
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rev.	amendment	checked	date
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (FA)	SL	10/09/25

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale: AS SHOWN | drawn by: JRH | checked by: SL

date: NOVEMBER 2025 | cad file: 1201

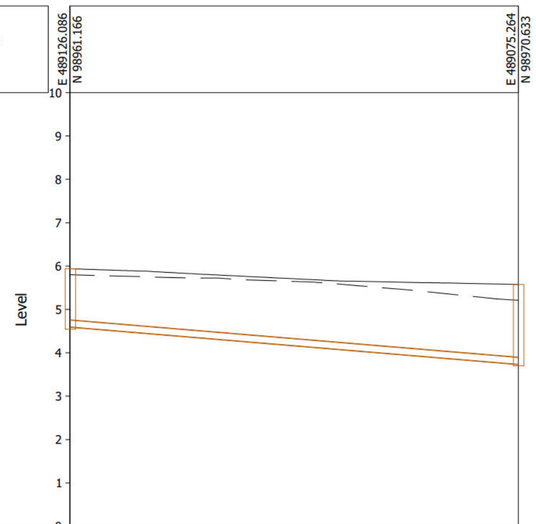
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Mayer Brown Limited jobcode: BHPAGHAMROAD.2 | suitability: - | revision: T2

drawing number: SL/BHPAGHAMROAD.2-1201

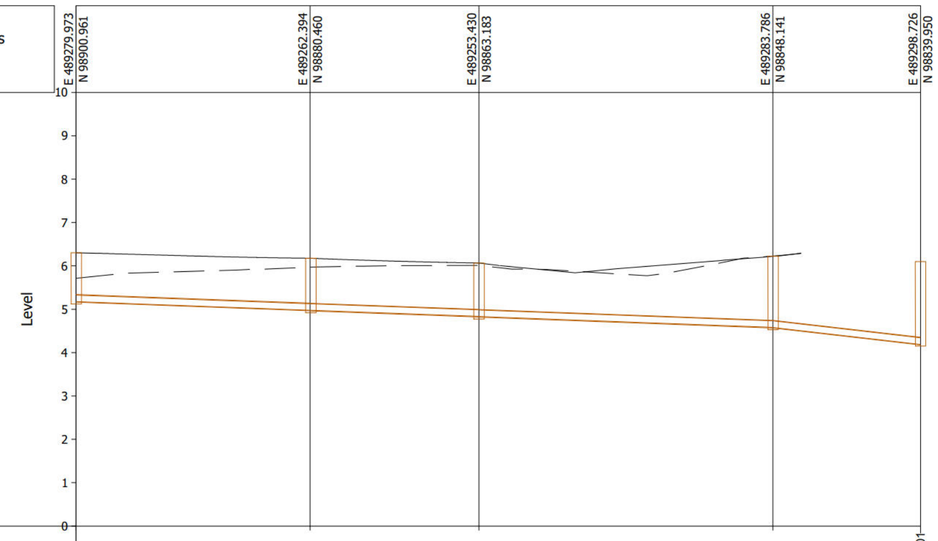


FW15 TO FW16 LONGSECTION
Scale= H 1:500, V 1:100



Manhole Coordinates (Easting, Northing)	E 489126.086 N 98961.166	E 489075.264 N 98970.633
MH Reference	FW15	FW16
Cover Levels	5.940	5.578
Existing Ground Levels	5.799	5.212
Pipe Start / End Invert Levels	4.600	3.738
Pipe Start / End Cover (m)	1.176	1.676
Pipe Length 2D (m)	3.000 51.696	
Pipe Dia, Slope, Material and Bedding Class	150mm 1:60.0 PVC-U Class S	
Chainages (m)	0.000	51.696

FW19 TO EXFW.2801 LONGSECTION
Scale= H 1:500, V 1:100



Manhole Coordinates (Easting, Northing)	E 489279.973 N 98900.961	E 489262.394 N 98880.460	E 489253.430 N 98863.183	E 489283.786 N 98848.141	E 489298.726 N 98839.950
MH Reference	FW19	FW20	FW21	FW22	EXFW.2801
Cover Levels	6.303	6.176	6.066	6.222	6.100
Existing Ground Levels	5.715	5.971	6.011	6.224	
Pipe Start / End Invert Levels	5.176	4.976 4.976	4.836 4.832	4.581 4.581	4.190
Pipe Start / End Cover (m)	0.963	1.036 1.036	1.066 1.070	1.477 1.477	NA
Pipe Length 2D (m)	4.000 27.006	4.001 19.464	4.002 33.878	4.003 17.038	
Pipe Dia, Slope, Material and Bedding Class	150mm 1:135.0 PVC-U Class S	150mm 1:138.8 PVC-U Class S	150mm 1:135.0 PVC-U Class S	150mm 1:43.6 PVC-U Class S	
Chainages (m)	0.000	27.006	46.470	80.348	97.386

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KEY

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- EXISTING GROUND PROFILE
- PROPOSED FOUL DRAINAGE SEWER
- PROPOSED SURFACE WATER PIPE CROSS SECTION

NOTES

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FOR TENDER
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rev.	amendment	checked	date
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (FA)	SL	10/09/25

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project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
AS SHOWN	JRH	SL

date	cad file
NOVEMBER 2025	1202

title
PROPOSED FOUL WASTE LONG SECTIONS
[SHEET 2/2]

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T2

drawing number
SL/BHPAGHAMROAD.2-1202

Surface Water

Chamber Ref	Chamber Type	Easting (m) Northing (m)	CL (m)	Depth to Soffit (m)	Dia (mm)	Main Run Connections	Pipe Ref	IL (m)	Dia (mm)
SW1	TYPE C	489300.865 98892.266	6.000	0.950	1200	0	SW1.001	5.050	300
SW2	TYPE C	489270.423 98931.120	6.650	1.350	1200	1 0	SW2.000 SW2.001	5.350 5.300	100 150
SW3	TYPE B	489261.729 98924.034	6.400	1.647	1200	1 2 0	SW1.001 SW2.001 SW1.002	4.753 4.903 4.753	300 150 300
SW4	TYPE B	489212.883 98939.483	6.250	1.706	1200	1 0	SW1.002 SW1.003	4.544 4.544	300 300
SW5	TYPE B	489163.326 98938.847	6.050	1.671	1200	1 0	SW1.003 SW1.004	4.379 4.379	300 300
SW6	TYPE B	489112.473 98957.615	5.850	1.727	1350	1 0	SW1.004 SW1.005	4.198 4.123	300 375
SW7	TYPE B	489028.809 98973.382	5.350	1.511	1350	1 0	SW1.005 SW1.006	3.839 3.839	375 375
SW8	TYPE C	488995.970 98976.802	5.100	1.371	1350	1 0	SW1.006 SW1.007	3.729 3.729	375 375
BASIN 2 INLET 1	ALTHON HEADWALL	488997.358 98991.593	4.863	1.363	1350	1 0	SW1.007 SW1.008	3.500 3.500	375 375
SW10	TYPE C	489086.492 99033.485	5.000	1.425	1350	0	SW10.001	3.575	375
BASIN 1 INLET	ALTHON HEADWALL	489083.296 99038.588	4.863	1.363	1350	1 0	SW10.001 SW10.002	3.500 3.500	375 375
BASIN 1 OUTLET	ALTHON HEADWALL	489068.198 99033.134	4.863	1.363	1350	1 0	SW10.003 SW10.004	3.500 3.500	375 375
BASIN 2 INLET 2	ALTHON HEADWALL	489058.932 99028.628	4.863	1.363	1350	1 0	SW10.004 SW10.005	3.500 3.500	375 375
BASIN 2 OUTLET	ALTHON HEADWALL	489039.379 99024.079	4.863	1.363	1350	1 0	SW1.009 SW1.010	3.500 3.500	375 300
HYDROBRAKE	HYDROBRAKE	489036.009 99028.460	4.863	1.432	1200	1 0	SW1.010 SW1.011	3.431 3.431	300 150
OUTFALL	ALTHON HEADWALL	489023.070 99044.890	3.800	1.300	1200	1	SW1.011	2.500	150

Foul Water

Chamber Ref	Chamber Type	Easting (m) Northing (m)	CL (m)	Depth to Soffit (m)	Dia (mm)	Main Run Connections	Pipe Ref	IL (m)	Dia (mm)
FW1	TYPE C	489292.681 98981.827	6.450	1.350	1200	0	FW1.000	5.100	150
FW2	TYPE C	489241.916 98990.645	6.075	1.357	1200	1 0	FW1.000 FW1.001	4.718 4.718	150 150
FW3	TYPE B	489232.662 98942.116	6.350	1.998	1200	1 0	FW1.001 FW1.002	4.352 4.352	150 150
FW4	TYPE B	489197.250 98945.312	6.200	2.111	1200	1 0	FW1.002 FW1.003	4.089 4.089	150 150
FW5A	TYPE B	489196.600 98935.787	6.200	2.182	1200	1 0	FW1.003 FW1.004	4.018 4.018	150 150
FW5	TYPE B	489194.878 98910.549	6.200	2.369	1200	1 0	FW1.004 FW1.005	3.831 3.831	150 150
FW6	TYPE B	489176.892 98907.197	6.200	2.505	1200	1 0	FW1.005 FW1.006	3.695 3.695	150 150
FW7	TYPE B	489168.468 98888.723	6.025	2.480	1200	1 0	FW1.006 FW1.007	3.545 3.545	150 150
FW8	TYPE B	489128.973 98905.067	6.100	2.872	1200	1 0	FW1.007 FW1.008	3.228 3.228	150 150
FW9	TYPE C	489153.500 99016.204	5.525	1.350	1200	0	FW2.000	4.175	150
FW10	TYPE C	489127.103 99024.122	5.400	1.429	1200	1 0	FW2.000 FW2.001	3.971 3.971	150 150
FW11	TYPE B	489103.419 99035.065	5.250	1.700	1200	1 0	FW2.001 FW2.002	3.550 3.550	150 150
FW12	TYPE B	489071.879 99020.897	5.200	1.906	1200	1 0	FW2.002 FW2.003	3.294 3.294	150 150
FW13	TYPE B	489055.089 98998.092	5.350	2.266	1200	1 0	FW2.003 FW2.004	3.084 3.084	150 150
FW14	TYPE B	489051.050 98974.757	5.500	2.591	1200	1 0	FW2.004 FW2.005	2.909 2.909	150 150
FW15	TYPE C	489126.086 98961.166	5.950	1.350	1200	0	FW3.000	4.600	150
FW16	TYPE B	489075.264 98970.633	5.600	2.873	1200	1 2 0	FW2.005 FW3.000 FW2.006	2.727 3.738 2.727	150 150 150
FW17	TYPE B	489073.406 98960.178	5.500	2.852	1200	1 0	FW2.006 FW2.007	2.648 2.648	150 150
FW18	TYPE A1	489068.586 98933.053	5.700	3.256	1200	1 2 0	FW1.008 FW2.007 FW1.009	2.444 2.444 2.444	150 150 150
PUMP STATION	PUMP STATION	489056.981 98934.747	5.550	3.193	1200	1	FW1.009	2.357	150
FW19	TYPE C	489279.973 98900.961	6.300	1.124	1200	0	FW4.000	5.176	150
FW20	TYPE C	489262.394 98880.460	6.100	1.124	1200	1 0	FW4.000 FW4.001	4.976 4.976	150 150
FW21	TYPE C	489253.430 98863.183	6.050	1.218	1200	1 0	FW4.001 FW4.002	4.832 4.832	150 150
FW22	TYPE B	489283.786 98848.141	6.250	1.669	1200	1 0	FW4.002 FW4.003	4.581 4.581	150 150
EXFW.2801	EXISTING	489298.726 98839.950	6.100	1.910	1200	1	FW4.003	4.190	150

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NOTES

1. ALL WORKS TO BE COMPLIANT WITH DESIGN AND CONSTRUCTION GUIDANCE

FOR TENDER
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rev.	amendment	checked	date
T3	Updated following Revised Basin Level. (FA)	SL	24/03/2026
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (FA)	SL	10/09/25

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client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

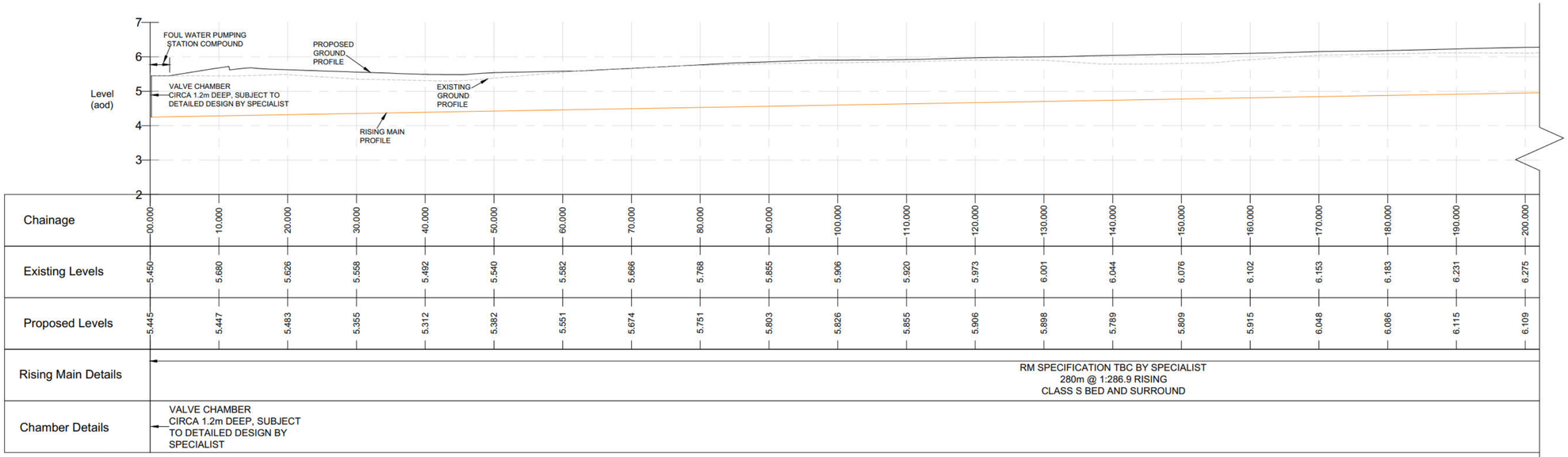
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AS SHOWN	JRH	SL

date	cad file
NOVEMBER 2025	1203

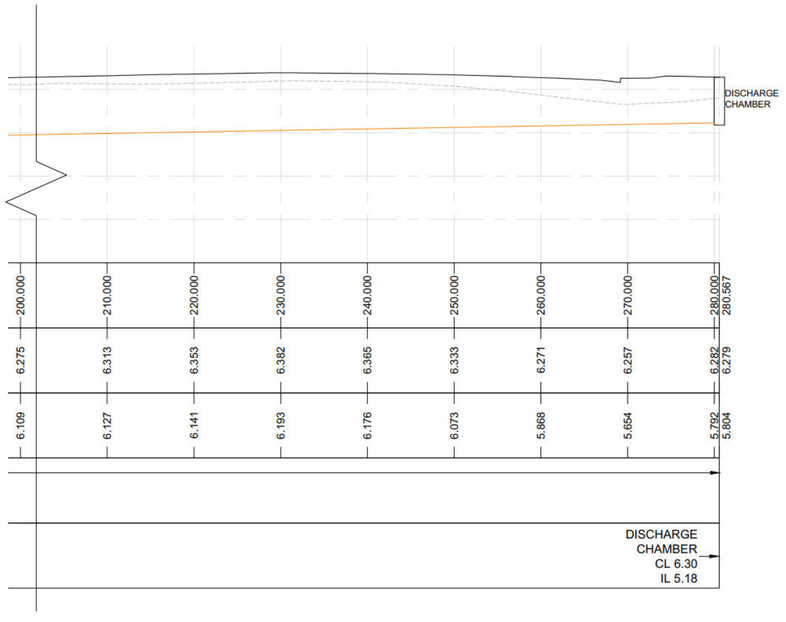
title
PROPOSED MANHOLE SCHEDULES

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T3

drawing number
SL/BHPAGHAMROAD.2-1203



RISING MAIN - LONG SECTION
SCALE: H 1:500, V 1:100



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NOTES:

1. This drawing is not to be scaled.
2. All levels are in meters above Ordnance Datum (m AOD).
3. This drawing is to be read in conjunction with Mayer Brown Main Drainage Layout drawing references:
   - BHPAGHAMROAD.2-1020 to BHPAGHAMROAD.2-1023
3. This drawing is to be read in conjunction with all other relevant engineering and landscaping drawings. Any discrepancies are to be reported to the Engineer immediately for clarification.

FOR TENDER
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rev.	amendment	checked	date
T2	Update for client comments (JRH)	SL	26/11/25
T1	Initial Issue (FA)	SL	10/09/25

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client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

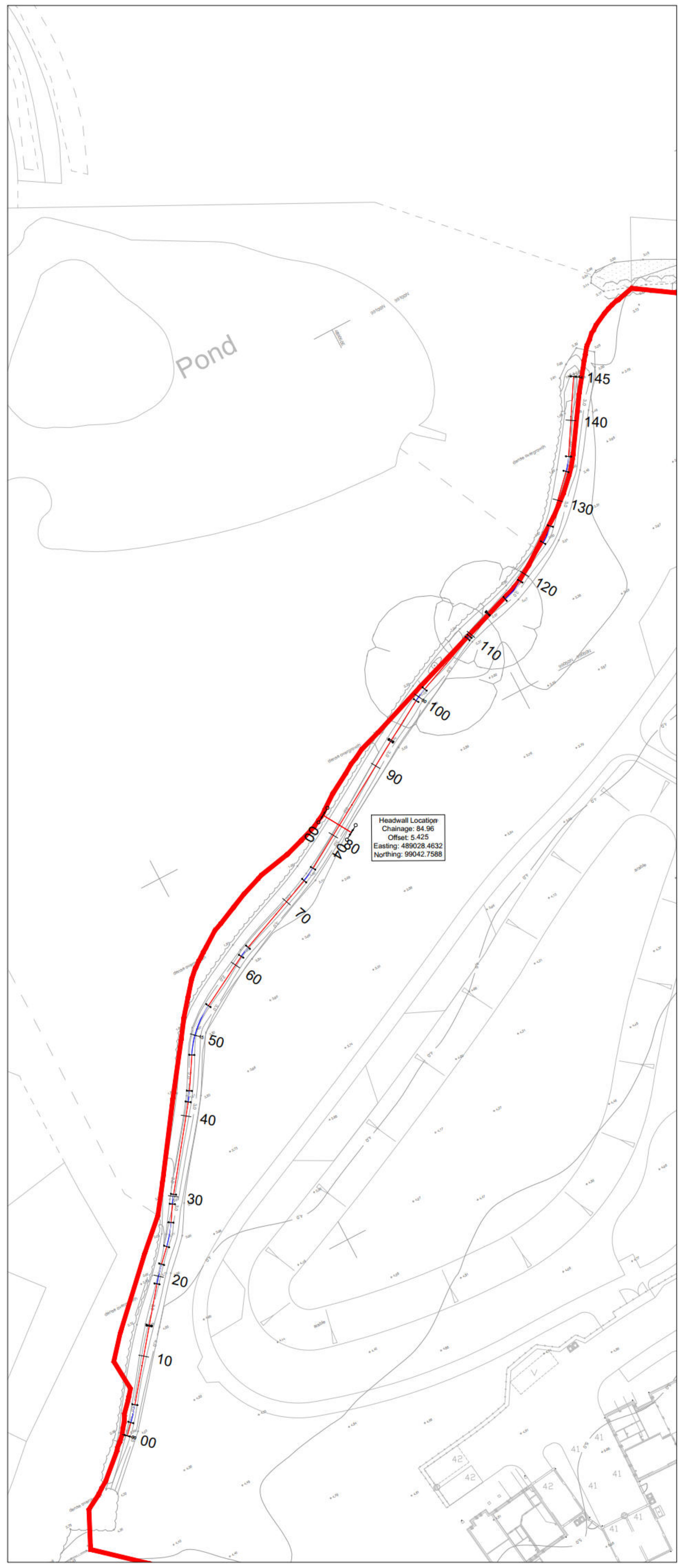
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AS SHOWN	JRH	SL

date	cad file
AUGUST 2025	1204

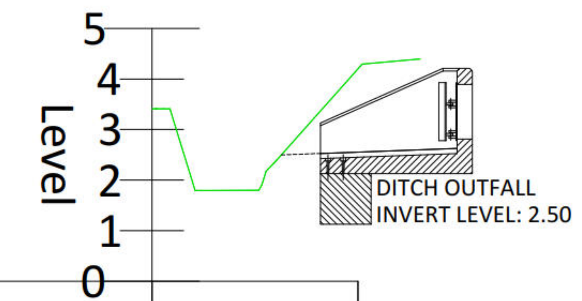
title
PROPOSED RISING MAIN LONGSECTION

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T2

drawing number
SL/BHPAGHAMROAD.2/1204

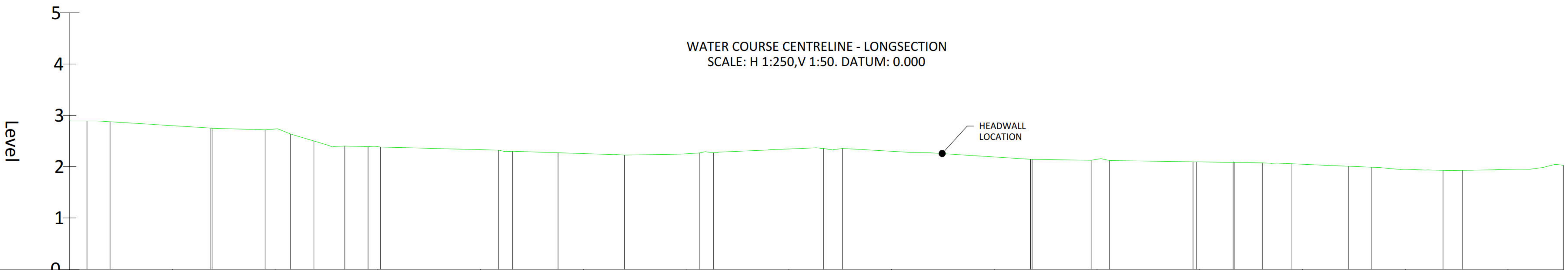


DITCH CONNECTION - CROSS SECTION
SCALE: H 1:125,V 1:125. DATUM: 0.000



Chainage	0.000	1.638	4.072
Existing Levels	3.411	1.803	3.546
Horizontal Geometry	L =4.072		

WATER COURSE CENTRELINE - LONGSECTION
SCALE: H 1:250,V 1:50. DATUM: 0.000



Chainage	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	145.385
Existing Levels	2.890	2.798	2.734	2.389	2.330	2.408	2.251	2.345	2.301	2.189	2.143	2.093	2.047	1.949	1.946	2.027

Horizontal Geometry: L =1.687 | R: 25.950 L: 2.248 | L =9.810 | R: 25.950 L: 0.122 | L =5.161 | R: 25.950 L: 2.478 | L =2.266 | R: 14.842 L: 3.011 | L =2.263 | R: 14.842 L: 1.200 | L =11.499 | R: 14.842 L: 1.374 | L =4.415 | R: 12.368 L: 6.458 | L =7.285 | R: 12.272 L: 1.399 | L =10.697 | R: 12.272 L: 1.873 | L =18.283 | R: 12.272 L: 0.154 | L =5.747 | R: 12.272 L: 1.772 | L =8.138 | R: 12.272 L: 0.360 | L =3.547 | R: 0.550 L: 0.108 | L =2.726 | R: 8.599 L: 2.880 | L =5.501 | R: 8.599 L: 2.223 | L =6.993 | R: 8.599 L: 1.869 | L =9.837

REFER TO INSET A FOR CONTINUATION

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SITE DETAILS:

GRID REFERENCE: SZ 89270 98989

COORDINATES: X:489270, Y:098989

W3W: POST.UNSTABLE.FOGGY

PAGHAM ROAD, PAGHAM,
NYETIMBER, ARUN,
WEST SUSSEX,
PO21 3UD

LAND OWNER:

BARGATE HOMES LTD,
THE NEW BARN, VICARAGE FARM BUSINESS PARK,
WINCHESTER ROAD, FAIR OAK,
HAMPSHIRE,
SO50 7HD

SITE BOUNDARY

FOR TENDER
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rev.	amendment	checked	date
T1	Initial Issue (JRH)	SL	27.11.25

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Mayer Brown Limited
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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
AS SHOWN	JRH	SL

date	cad file
NOVEMBER 2025	BHPAGHAM.2 - 0001

title: DITCH CROSS AND LONGSECTION

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T1

drawing number: SL/BHPAGHAMROAD.2-0002

APPENDIX T: Detailed Levels Drawings

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KEY:

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- 1.00 — PROPOSED SPOT LEVEL
- DWELLING DOUBLE DPC
- DWELLING EXPOSED BRICKWORK, NO. OF COURSES SHOWN
- RETAINING WALL
- TREE PROTECTION FENCING
- PROPOSED MINOR CONTOUR
- 1.00 — PROPOSED MAJOR CONTOUR
- EXISTING SPOT LEVEL
- SITE BOUNDARY

KEY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- INDICATES A RESIDUAL RISK FOR INFORMATION.
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INDICATES A RESIDUAL RISK AS A WARNING.

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rev.	amendment	checked	date
T4	Updated basins. (PO)	SL	23/03/26
T3	Update for client comments (JRH)	SL	26/11/25
T2	Swales Added (JRH)	MD	10/09/25
T1	Initial Issue (JRH)	SL	05/09/25

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
MARCH 2026	PAGHAM ROAD

title: LEVELS LAYOUT
SHEET 1 OF 4

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T4

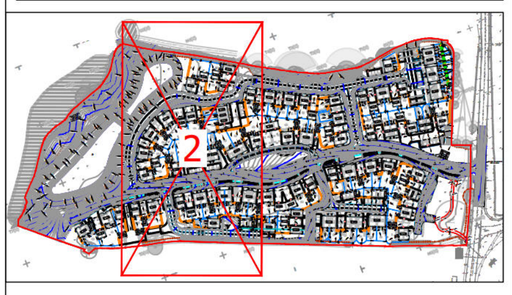
drawing number: SL/BHPAGHAMROAD.2-1040

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KEY:

FL=1.00	PROPOSED FLOOR LEVEL
1/100	PROPOSED GRADIENT
1.00	PROPOSED SPOT LEVEL
	DWELLING DOUBLE DPC
	DWELLING EXPOSED BRICKWORK, NO. OF COURSES SHOWN
	RETAINING WALL
	TREE PROTECTION FENCING
	PROPOSED MINOR CONTOUR
1.00	PROPOSED MAJOR CONTOUR
	EXISTING SPOT LEVEL
	SITE BOUNDARY

KEY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- INDICATES A RESIDUAL RISK FOR INFORMATION.
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INDICATES A RESIDUAL RISK AS A WARNING.

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rev.	amendment	checked	date
T4	Updated basins. (PO)	SL	23/03/26
T3	Update for client comments (JRH)	SL	26/11/25
T2	Swales Added (JRH)	MD	10/09/25
T1	Initial Issue (JRH)	SL	05/09/25

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
MARCH 2026	PAGHAM ROAD

title: LEVELS LAYOUT
SHEET 2 OF 4

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T4

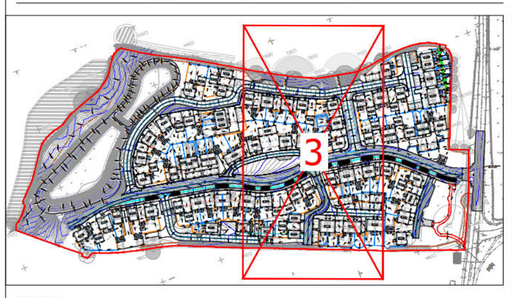
drawing number: SL/BHPAGHAMROAD.2-1041

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- 1.00 — PROPOSED SPOT LEVEL
- DWELLING DOUBLE DPC
- DWELLING EXPOSED BRICKWORK, NO. OF COURSES SHOWN
- RETAINING WALL
- TREE PROTECTION FENCING
- PROPOSED MINOR CONTOUR
- 1.00 — PROPOSED MAJOR CONTOUR
- EXISTING SPOT LEVEL
- SITE BOUNDARY

KEY TO HEALTH AND SAFETY SYMBOLS

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- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
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rev.	amendment	checked	date
T3	Update for client comments (JRH)	SL	26/11/25
T2	Swales Added (JRH)	MD	10/09/25
T1	Initial Issue (JRH)	SL	05/09/25

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client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
NOVEMBER 2025	PAGHAM ROAD

title
LEVELS LAYOUT
SHEET 3 OF 4

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T3

drawing number
SL/BHPAGHAMROAD.2-1042

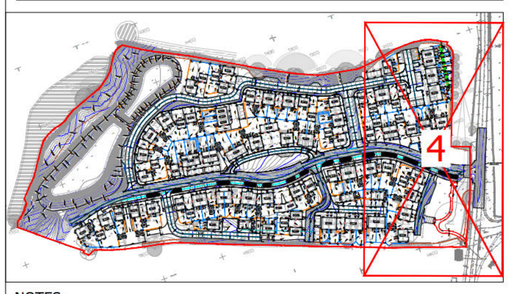
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- DWELLING DOUBLE DPC
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- RETAINING WALL
- TREE PROTECTION FENCING
- PROPOSED MINOR CONTOUR
- 1.00 — PROPOSED MAJOR CONTOUR
- EXISTING SPOT LEVEL
- SITE BOUNDARY

REFER TO APPROVED S278 DRAWING

KEY TO HEALTH AND SAFETY SYMBOLS

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rev.	amendment	checked	date
T3	Update for client comments (JRH)	SL	26/11/25
T2	Swales Added (JRH)	MD	10/09/25
T1	Initial Issue (JRH)	SL	05/09/25

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
NOVEMBER 2025	PAGHAM ROAD

title: LEVELS LAYOUT
SHEET 4 OF 4

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T3

drawing number: SL/BHPAGHAMROAD.2-1043

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REFER TO SHEET 3 FOR CONTINUATION

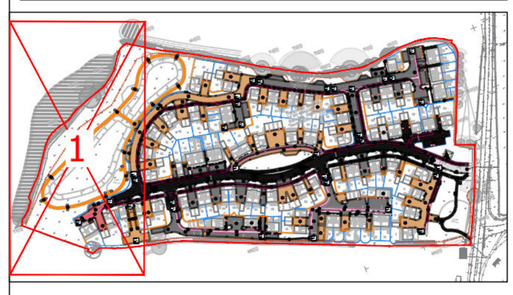
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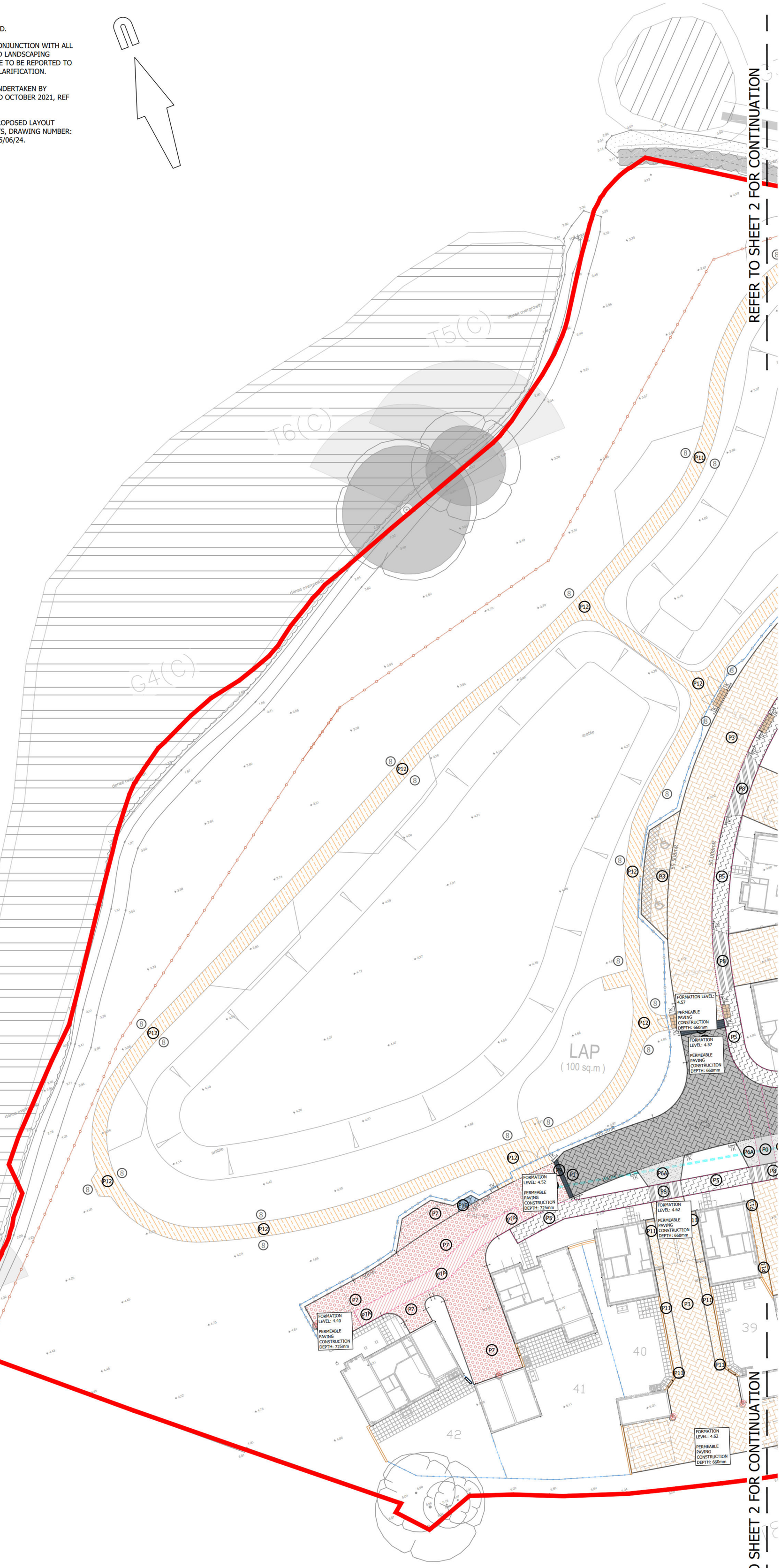
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rev.	amendment	checked	date
T2	Updated following inclusion of Subbase depths. (FA)	SL	23/03/26
T1	Initial Issue (JRH)	SL	16/01/26

KEY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- INDICATES A RESIDUAL RISK FOR INFORMATION.
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INDICATES A RESIDUAL RISK AS A WARNING.

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Dorset BH23 3TS
Telephone 07787 523 397
enquiry@mayerbrown.co.uk www.mayerbrown.co.uk

client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
MARCH 2026	PAGHAM ROAD

title: PERMEABLE PAVING FORMATION LEVELS
SHEET 1 OF 4

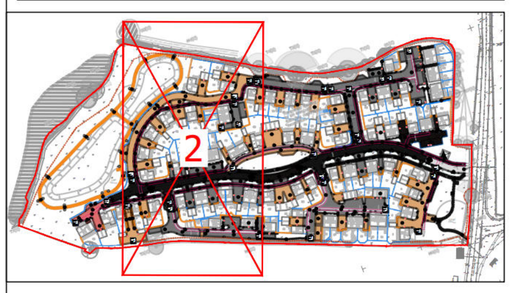
Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T2

drawing number: SL/BHPAGHAMROAD.2 -1044

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REFER TO SHEET 1 FOR CONTINUATION

REFER TO SHEET 3 FOR CONTINUATION

FORMATION LEVEL: 4.80
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.81
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 4.67
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.74
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 4.95
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.92
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.37
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.57
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.57
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.68
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.70
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 4.62
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.62
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.26
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

KEY TO HEALTH AND SAFETY SYMBOLS

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T2	Updated following inclusion of Subbase depths. (FA)	SL	23/03/26
T1	Initial Issue (JRH)	SL	16/01/26

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client
BARGATE HOMES LTD

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
MARCH 2026	PAGHAM ROAD

title
PERMEABLE PAVING FORMATION LEVELS
SHEET 2 OF 4

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T2

drawing number
SL/BHPAGHAMROAD.2 -1045

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REFER TO SHEET 2 FOR CONTINUATION

REFER TO SHEET 4 FOR CONTINUATION

T3(C) T2(C) T1(C) G2(C)

FORMATION LEVEL: 4.80
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 4.81
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.14
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.15
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.24
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.40
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.45
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.39
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.37
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.31
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.33
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.26
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.10
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

493.877mR
499.377mR
30mR
100mR
50mR

Temporary fencing to be removed following supervised excavation.

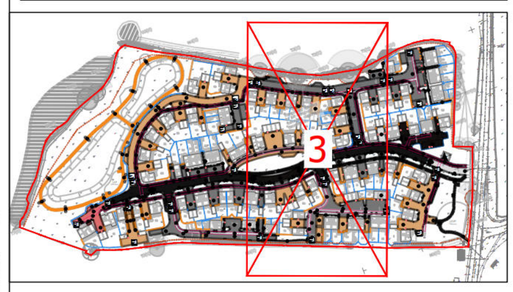
KEY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
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- INDICATES A RESIDUAL RISK AS A WARNING.

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T2	Updated following inclusion of Subbase depths. (FA)	SL	24/03/26
T1	Initial Issue (JRH)	SL	16/01/26

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
MARCH 2026	PAGHAM ROAD

title: PERMEABLE PAVING FORMATION LEVELS
SHEET 3 OF 4

Mayer Brown Limited jobcode	suitability	revision
SL/BHPAGHAMROAD.2	-	T2

drawing number: SL/BHPAGHAMROAD.2 - 1046

REFER TO SHEET 3 FOR CONTINUATION

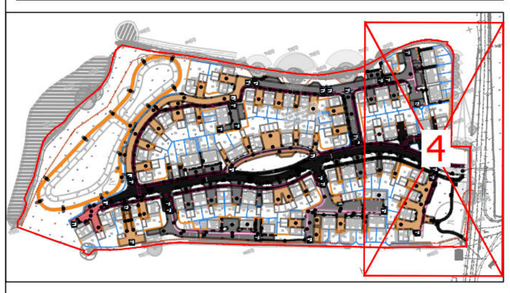
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FORMATION LEVEL: 5.58
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.40
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.42
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.59
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.39
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.42
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

FORMATION LEVEL: 5.54
PERMEABLE PAVING CONSTRUCTION DEPTH: 680mm

FORMATION LEVEL: 5.18
PERMEABLE PAVING CONSTRUCTION DEPTH: 660mm

REFER TO APPROVED S278 DRAWING: BHNR_MAY_NA_NA_DR_D_0701 REV P1

LEAP
(400 sq.m)

PAGHAM ROAD

KEY TO HEALTH AND SAFETY SYMBOLS

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- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
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REFER TO SHEET 3 FOR CONTINUATION

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rev.	amendment	checked	date
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T1	Initial Issue (JRH)	SL	16/01/26

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client: BARGATE

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:250	JRH	SL

date	cad file
MARCH 2026	PAGHAM ROAD

title: PERMEABLE PAVING FORMATION LEVELS
SHEET 4 OF 4

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	T2

drawing number: SL/BHPAGHAMROAD.2-1047

APPENDIX U: CCTV Survey

Encompass Geospatial
Yarmouth House, 1300 Parkway, Whiteley
T
ar[redacted]

WEB PROJECT
CLICK TO OPEN THIS PROJECT

Project

Project Name: 5605C1 Pagham Road

Project Number: 5605/C1

Project Date: 26/01/2026

Inspection Standard: MSCC5 Sewers & Drainage GB (SRM5 Scoring)

ENCOMPASS GEOSPATIAL | MULTI-DISCIPLINARY SURVEY SOLUTIONS
AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

Encompass Geospatial
Yarmouth House, 1300 Parkway, Whiteley
[redacted]2
arch[redacted]*co.uk*

Table of Contents

Project Name	Project Number	Project Date
5605C1 Pagham Road	5605/C1	26/01/2026

Scoring Summary P-1

Project Pictures P-2

Section Item 1: OF1 > OF1 DS (OF1X) 1

Encompass Geospatial
Yarmouth House, 1300 Parkway, Whiteley
Te [redacted]

Scoring Summary

Project Name	Project Number	Project Date
5605C1 Pagham Road	5605/C1	26/01/2026

Structural Defects

Section	PLR	Grade	Description
All inspected pipes are in an acceptable structural condition (< grade 3).			

Service / Operational Condition

Grade 3: Best practice suggests consideration should be given to maintenance activities in the medium term.

Grade 4: Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.

Grade 5: Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

Section	PLR	Grade	Description
1	OF1X	4	Joint displaced, large

Abandoned Surveys

Section	PLR	Description
All inspections complete, none are abandoned.		

Information

These scoring summaries are based on the SRM grading from the WRc.

Encompass Geospatial
Yarmouth House, 1300 Parkw[redacted]
[redacted]uk

Project Pictures

Project Name	Project Number	Project Date
5605C1 Pagham Road	5605/C1	26/01/2026



Pagham Road

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Yarmouth House, 1300 Pa [redacted]

Section Inspection - 26/01/2026 - OF1X

WEB PROJECT CLICK TO OPEN THIS SECTION

Item No.	Insp. No.	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
1	1	26/01/26	9:06	Not Specified	No Rain Or Snow	No	OF1X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
AS	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Bognor Regis	**Inspection Direction:**	Downstream	**Upstream Node:**	OF1
Road:	Pagham Road	**Inspected Length:**	7.51 m	**Upstream Pipe Depth:**	
Location:	Fields, farmland etc	**Total Length:**	7.51 m	**Downstream Node:**	OF1 DS
Surface Type:		**Joint Length:**		**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Flow Control:	No flow control	**Pipe Material:**	Vitrified clay
Year Constructed:	Not Specified	**Lining Type:**	No Lining
Inspection Purpose:	Other purpose	**Lining Material:**	No Lining

Comments:
Recommendations:



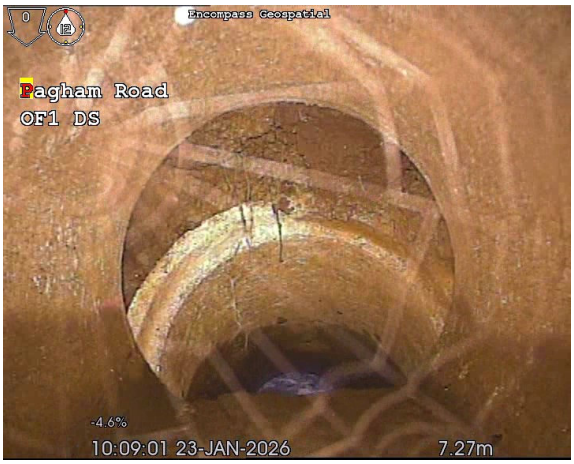
Scale: 1:66	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m OF1						
	0.00	OF	Start node, outfall, reference: OF1	00:00:00		
	0.00	WL	Water level, 40% of the vertical dimension	00:00:00		
	3.13	WL	Water level, 20% of the vertical dimension	00:00:16		
	7.27	JDL	Joint displaced, large	00:00:35	OF1X_d5858db7-6e5f-427b-ba8	1 / 4
	7.27	SV	Soil visible beyond defect	00:00:35		
OF1 DS Depth: m	7.51	OCF	Finish node, other special chamber, reference: OF1 DS: FINISHES INTO THE POND OTHERSIDE OF THE DITCH	00:00:38	OF1X_cc650236-f2bc-46f2-88e	

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
1	2.0	0.3	2.0	1.0	1	5.0	0.7	5.0	4.0

Encompass Geospatial
Yarmouth House, 1300 Parkway, Whiteley
[redacted]

Section Pictures - 26/01/2026 - OF1X

Item No.	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
1	Downstream	OF1X		



OF1X_d5858db7-6e5f-427b-ba84-24e1e03b5ca6_20260126_081105_816.jpg, 00:00:35, 7.27 m
Joint displaced, large



OF1X_cc650236-f2bc-46f2-88e3-bd0cc907d491_20260126_081159_363.jpg, 00:00:38, 7.51 m
Finish node, other special chamber, reference: OF1 DS, FINISHES INTO THE POND OTHERSIDE OF THE DITCH

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AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

Encompass Geospatial CCTV Outcome Report

Job Number: 5605/C1 **Site: Pagham Road** **Date: 26/01/2026**
Surveyor: Archie Scorey

Introduction
As per instruction, we have conducted a CCTV drainage survey of the site located at Pagham Road. In addition to our initial report, we have provided this overview report to briefly outline the work carried out and to highlight any potential defects that may have been discovered in the drainage system.

We have used a traffic light system to give an overview of the condition of each pipe that has been surveyed, this is only an overview, and all reports and videos should be reviewed before decisions are made.

Green
Any lines in green show the drainage looks to be in good working condition at the time of survey.

Amber
Any lines in amber show minor defects with the drainage system at the time of survey. These can include, root ingress, minor cracks, silt build up, minor pipe displacements etc. These may not be affecting how the pipe is working at the time of survey but may cause issues in the future. The possible remedial works that may be required for this include, jetting, root cutting, patch repairs, silt removal etc.

Red
Any lines in red show major defects with the drainage system at the time of survey. These can include, blockages, major root ingress, broken or collapsed pipes, fat build ups etc. These will be affecting the ability of the system to work as is it required. Remedial works will be essential to get the system back to good working order. The possible remedial works that may be required for this include, jetting, root cutting, patch repairs, pipe replacement, blockage cutting, silt removal.

This Traffic light system is shown on the image below.

The table below this shows the major defects we have located on the site with an image and the recommended resolution/remedial works.

Please note that the names of manholes on the CCTV report and drawing are final.

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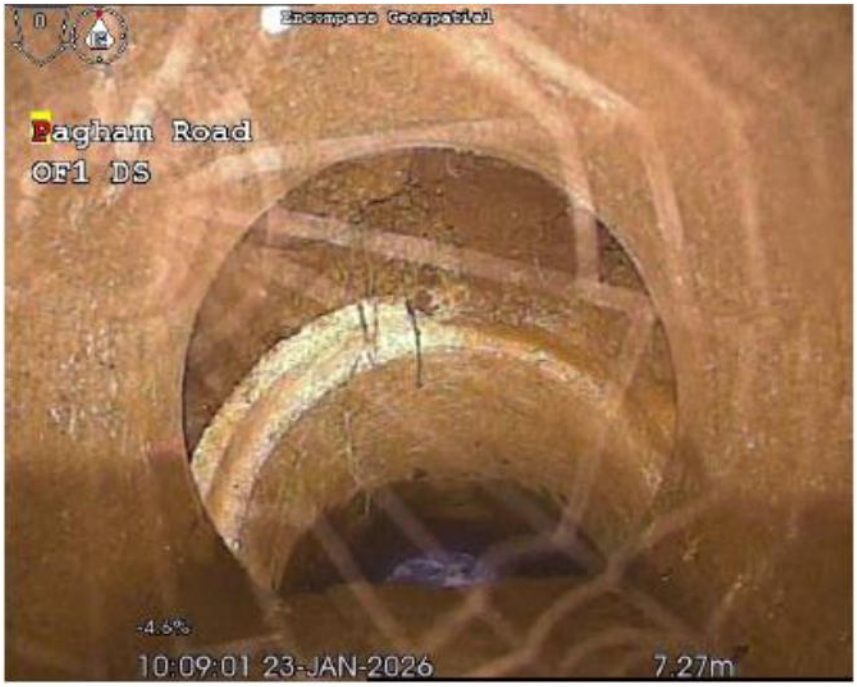
MULTI-DISCIPLINARY SURVEY SOLUTIONS

AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

Site Image



Major Defects

Pipe reference	Fault & recommended resolution	Image
OF1 DS	A large, displaced joint was observed. Although the pipe was flowing adequately at the time of the survey, the severity of the displacement indicates that the joint is likely to continue to drop over time. This will eventually result in a complete blockage, preventing any flow. We recommend that this section of pipe be replaced.	

ENCOMPASS GEOSPATIAL | MULTI-DISCIPLINARY SURVEY SOLUTIONS
AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

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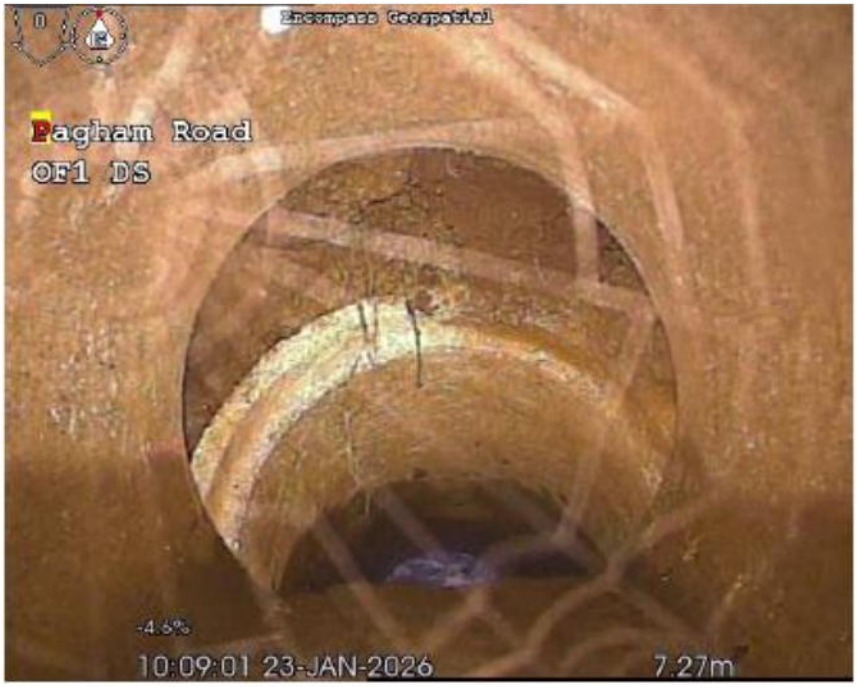
MULTI-DISCIPLINARY SURVEY SOLUTIONS

AERIAL | BUILDING | LAND | SUB-SURFACE | MODELLING

Site Image



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APPENDIX V: Permeable Paving Plan

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KEY

- PERMEABLE BLOCK PAVING - OMEGA FLOW 'BURNT OAK '. CARRIAGEWAY CONSTRUCTION (P3) AND DRIVEWAY CONSTRUCTION (P3A).
- PERMEABLE BLOCK PAVING - OMEGA FLOW 'CHARCOAL'. CARRIAGEWAY CONSTRUCTION (P4) AND DRIVEWAY CONSTRUCTION (P4A).
- PERMEABLE ASPHALT. CARRIAGEWAY CONSTRUCTION (P6) AND DRIVEWAY CONSTRUCTION (P6A).
- GOPLA NATURAL. PERMEABLE CONSTRUCTION (P7) AND IMPERMEABLE CONSTRUCTION (P7A).
- SITE BOUNDARY
- PROPOSED SWALE AND UNDERDRAIN
- SUB-BASE DRAIN
- PROPOSED ATTENUATION BASIN 1
- PROPOSED ATTENUATION BASIN 2
- PROPOSED HEADWALL
- PROPOSED HYDROBRAKE

NOTES:

1. This drawing is based on the proposed layout undertaken by Thrive Architects, drawing number: BARG230419_SL.01_K, received 04/04/04.
2. This drawing should be read in conjunction with all other relevant engineering drawings.
3. This drawing was created at the request of ADC to cross reference permeable paving areas with the calculations.

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rev.	amendment	checked	date
P2	Updated basins. (PO)	SL	24/03/2026
P1	Initial Issue. (FA)	SL	14/01/2026

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Lionhouse Oriental Road Woking Surrey GU22 8AR
Telephone 01483 750 508 Fax 01483 750 437
enquiry@mayerbrown.co.uk www.mayerbrown.co.uk

client: BARGATE HOMES LTD

project: LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
1:500	FA	SL

date	cad file
JANUARY 2026	PP REVIEW

title: PROPOSED PERMEABLE PAVING PLAN

Mayer Brown Limited jobcode	suitability	revision
SL/BHPAGHAM.10	-	P2

drawing number: MBSK260113-1

1:500 0 10 20 30 40 50 m
1:1 0 10 20 30 40 50 60 70 80 90 100 mm

APPENDIX W: Existing Culvert Remedial Works drawing

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Dense Brambles
1.0 - 2.0

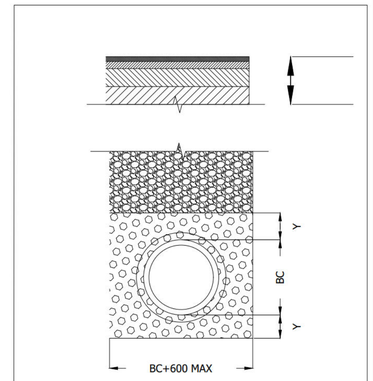
Existing damaged 7.51m long pipe to be replaced by a 225mm diameter vitrified clay pipe with Class S bed and surround. Downstream invert level to be confirmed following vegetation clearance, and extent of vegetation clearance to be confirmed by Client Team / Contractor and project Arboriculturist and Ecologist.

Headwall to be removed and replaced with a bagwork headwall. IL to match existing at 1.86mAOD.

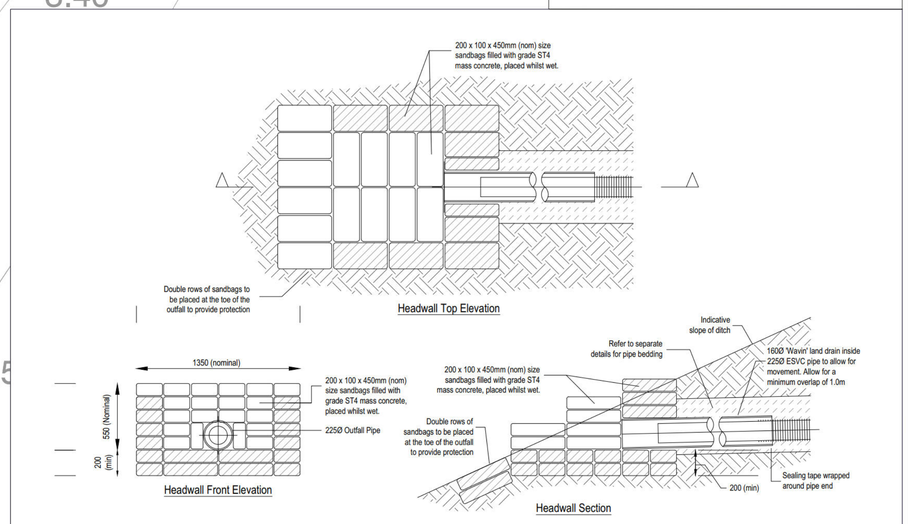
Dense Brambles
1.0 - 2.0

Dense Brambles
1.0 - 2.0

trees



GRANULAR BED AND SURROUND CLASS `S'



225Ø Surface Water Outfall to Watercourse
Construction Detail

SCALE = 1:20

KEY

REPLACEMENT HEADWALL

REPLACEMENT PIPE. (VITRIFIED CLAY PIPE WITH CLASS S BEDDING 225mmØ)

KEY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- INDICATES A RESIDUAL RISK FOR INFORMATION.
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INDICATES A RESIDUAL RISK AS A WARNING.

FOR INFORMATION
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
P1	Initial issue. (LB)	SL	03/02/26

Mayer Brown Limited
Lion House, Oriental Road, Woking, Surrey, GU22 8AR
Telephone 01483 750 508
enquiry@mayerbrown.co.uk www.mayerbrown.co.uk

client
BARGATE

project
LAND WEST OF PAGHAM ROAD, PAGHAM

scale	drawn by	checked by
N.T.S	LB	SL

date	cad file
FEBRUARY 2026	MBSK260203-01 - P1 - EXISTING CULVERT REMEDIAL WORKS DRAWING.DWG

title
EXISTING CULVERT REMEDIAL WORKS DRAWING

Mayer Brown Limited jobcode	suitability	revision
BHPAGHAMROAD.2	-	P1

drawing number
SL/MBSK260203-01

APPENDIX X: Interception Drainage Technical Note

Technical Note

Introduction

1.1 Mayer Brown Ltd produced a discharge of conditions Technical Note that was submitted to Arun District Council (ADC) to discharge Condition 12 associated with application reference P/110/25/DOC. ADC provided comments on the Technical Note (dated 13.11.2025). Comment 4 related to interception drainage and is provided again below for reference:

Thank you for providing the additional clarification. Please note though that Standard 2 highlights that lined permeable paving will not be deemed to comply where additional areas drain into the permeable paving. Based on the review of the plot drainage drawings it appears that roof drawing is discharging into the permeable paving sub-base. Further details on the design of the detention basins effectiveness on intercepting the rainfall needs to be provided.

1.2 This note explains the position in respect of interception drainage in the context of the approvals in place, the proposals, the relevant guidance/standards and the site constraints.

Planning Approvals

1.3 The site was granted Outline Planning Consent at Appeal on 14th December 2022.

1.4 The FRA that was approved as part of the grant of Outline Planning Consent was produced by Brookbanks and was dated 14th December 2021.

1.5 Condition 12 of the decision notice states:

No development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No dwelling shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Site Constraints

1.6 It should be noted that there are a number of constraints that significantly impact the design of the scheme and its associated sustainable drainage (SuDS) design. These constraints are highlighted below, along with the impacts they have on the design of the scheme:

- **Existing Southern Water Rising Main**
  - *Description:* There is an existing Southern Water rising main that crosses the site diagonally (refer to Figure 1.2 below).
  - *Impact on design:* Adhering to Southern Water's requirements in the vicinity of the rising main, including no permeable paving or open SuDS features to be located over the rising main. As a result, the impermeable spine road has been located along the rising main corridor.
- **High Groundwater**
  - *Description:* Groundwater monitoring has been undertaken which has identified shallow groundwater across the site, with groundwater levels ranging from surface level down to a maximum recorded depth of 1m.
  - *Impact on design:* Infiltration drainage precluded due to not being able to provide 1m freeboard to groundwater levels, and SuDS features require lining with impermeable membrane which negatively impacts infiltration losses.

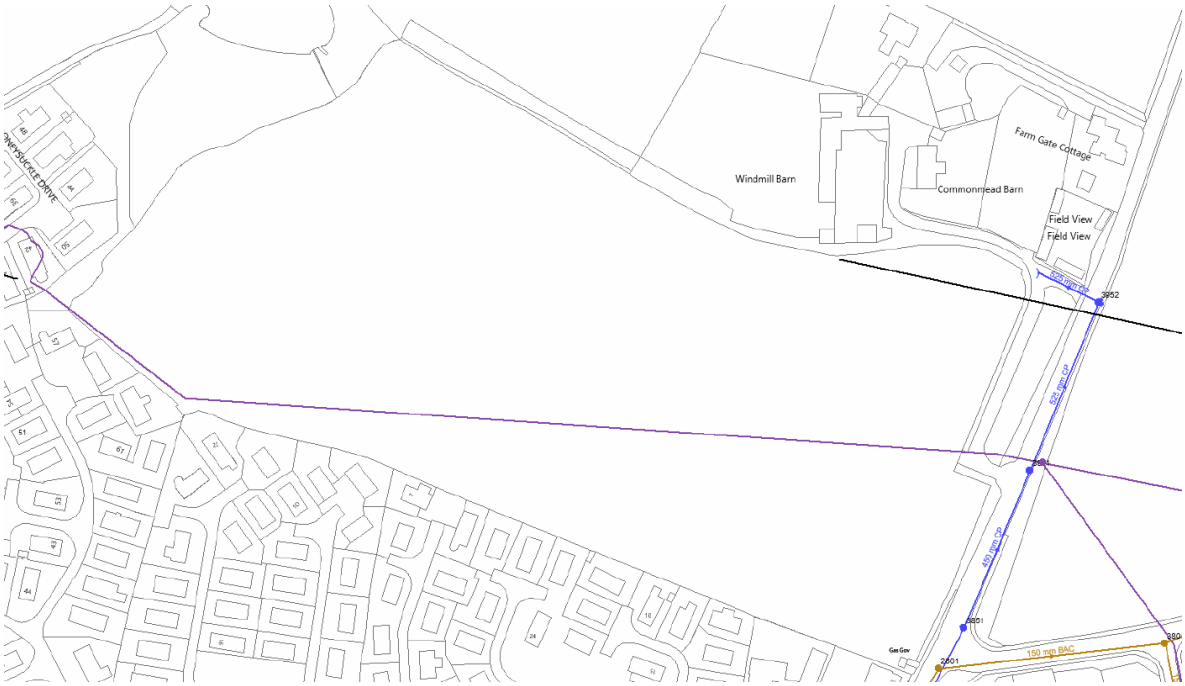


Figure 1.2: Southern Water Sewer Records Extract

Outline Drainage Design Comparison

Outline Approved Flood Risk Assessment (FRA)

1.7 In terms of the SuDS features proposed at the Outline stage, Table 8-2 of the approved FRA states that at the Outline Planning Stage the detention basin is considered, and at the Reserved Matters stage trees, permeable pavements and detention basins would be considered. Refer to Figure 1.1 below, which is an extract from the approved FRA.

8.12 **Table 8-2** outlines which options will be used within the outline application and which will be considered at reserved matters.

Component Types	To be Considered at Outline	To be Considered at Reserved Matters
Rainwater Harvesting Systems		
Green Roofs		
Infiltration Systems		
Proprietary Treatment System		
Filter Strips		
Filter Drains		
Swales		
Bioretention Systems		
Trees		✓
Pervious Pavements		✓
Attenuation Storage Tanks		
Detention Basins	✓	✓
Ponds and Wetlands		

Table 8-2: Types of SuDS Components to be Considered

Figure 1.1: Approved FRA Extract (Table 8-2)

Reserved Matters Surface Water Drainage Strategy

1.8 The proposed drainage design that is presented in Mayer Brown's condition discharge Technical Note includes all of the measures that the Outline Approved FRA committed to considering at the Reserved Matters Stage (trees, pervious pavements and detention basins), but goes further by **also** providing swales and filter drains.

Summary

1.9 The submitted reserved matters design therefore provides additional SuDS features compared with what was agreed to be considered as part of the Outline Planning consent.

Interception Drainage (first 5mm of rainfall)

1.10 The National SuDS Standards (released 30th July 2025, note this was after the grant of Outline Planning Consent) require the first 5mm of rainfall for the majority of rainfall events to not result in runoff from the site to surface waters or piped drainage systems. The National

SuDS standards explains that this can be achieved through the inclusion of the below measures:

- Green roofs or walls.
- Rainwater Harvesting (RWH) systems.
- Soakaway or infiltration systems.
- Permeable Surfaces
- Infiltration trenches.
- Detention basins.
- Bioretention areas and rain gardens.

1.11 Table 1.1 below works through each of the above features and explains how they have been included into the proposals, or why they haven't been.

Interception Drainage Feature	Included (Y/N)	Explanation
Green roofs or walls	N	Green walls/roofs are not proposed as they present issues in terms of maintenance responsibility, structural design, long term reliability and cost in a residential setting such as this – furthermore the proposed roofs are pitched which makes them less suitable. Finally, at the Outline Planning Stage green roofs or walls were identified as a measure not to be considered at the reserved matters stage.
Rainwater Harvesting (RWH) systems	N	RWH systems have not been proposed as they represent a disproportionate solution at this scale, rely on ongoing homeowner operation and maintenance, and offer limited and unreliable surface water management benefits when compared with passive SuDS measures that provide robust long-term performance. Finally, at the Outline Planning Stage RWH systems were identified as a measure not to be considered at the reserved matters stage.

Soakaway or infiltration systems	N	Infiltration has been confirmed as unsuitable due to the high groundwater levels. Therefore, infiltration systems cannot be proposed.
Permeable Surfaces	Y	Permeable paving and asphalt is proposed extensively throughout the scheme. The only roads not to be proposed as permeable surfacing are the roads above the existing Southern Water rising main due to their requirements.
Infiltration Trenches	N	Infiltration has been confirmed as unsuitable due to the high groundwater levels. Therefore, infiltration systems cannot be proposed.
Detention Basins	Y	2no detention basins are now proposed (increased from 1no at the Outline stage). The National SuDS Standards state that detention basins with a flat unlined base and no provision for low flows directly to the outlet shall be assumed to comply. The proposed basins do need to be lined due to the high groundwater levels, however both basins contain a flat base with no low flow channels which will allow for water to infiltrate into the soil above the liner, evaporation losses etc.
Bioretention areas and rain gardens	Y	The proposed swales have areas of organic filter material (topsoil) between the base of the swale and the underlying filter drain, therefore the proposed swales and underdrains include bioretention areas. Similarly to the detention basins, they do require lining to prevent groundwater ingress.

Table 1.1: Interception Drainage Feature Review

Summary and Conclusion

1.12 To summarise, the proposed surface water drainage scheme includes a significant number of features which contribute to the overall interception drainage requirements. The underlying shallow groundwater makes it impossible to include unlined drainage features without introducing groundwater into the system, which in turn limits the features that can

be provided to meet the interception drainage requirements. The proposals work around the groundwater and existing service constraints to maximise the SuDS features provided, and as a result go above and beyond what was agreed at the Outline planning stage. In consideration of the constraints, there are not many more viable options that could be incorporated to increase the interception drainage potential of the scheme.

APPENDIX Y: Wilson & Bailey Basin Hydrological Assessment

WILSON BAILEY
GEOTECHNICAL & ENVIRONMENTAL

Northdown Farmhouse
Donhead St Mary
Wiltshire
SP7 9DD
www.wilson-bailey.co.uk

11 February 2026
Our ref: J2614/DB/c01

LAND AT PAGHAM ROAD, PAGHAM

BASIN HYDROGEOLOGICAL ASSESSMENT

This report provides a summary of the hydrogeological discussion and assessment that has been carried out to inform the consideration of the proposed surface water attenuation basins that are to be formed as part of the proposed residential development of this greenfield site.

As with all our work, this assessment has been carried out in accordance with our standard terms, conditions and limitations.

Ground Investigation Summary

The site has been the subject of a Desk Study and Ground Investigation carried out by others. This report has confirmed the greenfield history of the site and has indicated the ground conditions to comprise topsoil overlying predominantly clay soils of the superficial River Terrace Deposits with selected boreholes and trial pits in the location of the basin indicating granular layers between overlying London Clay. The superficial clay soils have been encountered to depths of between 0.60m and 1.90m in Trial Pit No 13 and WS201, with all other exploratory holes indicating the River Terrace Deposits to be primarily clay. Underlying the River Terrance Deposits, stiff clay soils of the London Clay have been encountered in each of the exploratory holes located in the area of the proposed basins.

Groundwater was encountered as part of the exploratory works and subsequent groundwater monitoring has indicated variable groundwater levels

The variability of the ground conditions and the variability of the results of the water monitoring suggest that groundwater is not present as a traditional water table, but that there are pockets of groundwater within the variable ground conditions, some of which may be in continuity with the surface water drainage ditch located at the eastern boundary of the site.

Clearly there will also be a phreatic surface within the clay soils of the River Terrace Deposits and the underlying London Clay.

The ground investigation carried out to date has also included a single trial pit soakage test, although this test was abandoned after 6 hours and a minimal drop in water level citing that infiltration rates are too low for infiltration-based surface water drainage to be viable.

Using the results of this test however, assuming a linear change in level of 1cm over the duration of the test provides a soil permeability result of 1.22e-7m/s.

Basin Design

The basin design proposed by the Civil Engineers comprises two linked basins excavated to 1.20m below ground level with a discharge to the local drainage network. The basins are designed to be linked and have a combined surface area of approximately 3000m2.

The basins are designed to be lined with a proprietary liner and are proposed to have a network of filter drains installed below the lining system.

From discussions with the Civil Engineer, it is understood that the filter drains are designed to have a flow rate of up to 12.5 litres per second at peak flow.

Discussion and Assessment

The concern that has been raised is that of potential buoyancy and the ability of the proposed filter drains to mitigate the buildup of a differential pressure across the basin liner system as a result of a higher water pressure on the underside of the liner as a result of groundwater than the water pressure on the top

of the liner system that results from the basin being full of water, or rather when the basin is not full of water, when the downward pressure on the top of the liner will be minimal.

Water pressure can only build on the underside of the liner if there is a potential for water to enter the layer underlying the impermeable liner at a rate quicker than it can leave the layer by means of the filter drains. The rate at which water can leave via the filter drains is limited by the design rate of the filter drains (which is 12.5litres per second), with the rate at which water can enter is limited by the permeability of the soils (which is 1.22e-7m/s based on the ground investigation site specific testing).

Permeability is presented as metres per second (m/s), but this is equivalent to metres cubed, per metre square per second (m3/m2/s).

Therefore, at this site 1.22e-7m3 of water can pass through each square metre of basin surface area per second.

The Civil Engineer has confirmed that the basin area is approximately 3000m2, such that the rate of water able to pass through each square metre of basin excavation surface area (and thereby potentially affect the liner through exerting water pressure) is therefore 1.22e-7m3 x 3000 m2 per second.

1.22-7m3 x 3000m2 per second is equal to 0.0011 litres per second, compared with the provided filter drain flow rate of 12.5 litres per second. The rate at which water can leave the system is therefore four orders of magnitude (or 10,000 times) greater than the rate at which water can enter the system.

It is therefore considered that even if the filter drains became significantly blocked or failed to function to their full potential, the risk of water pressures being able to build up beneath the lining system would appear to be negligible. If water pressures are effectively prevented from building up, then buoyant conditions cannot, by definition, occur.

Clearly it will be vital to ensure that the filter drains are properly installed and that this installation is recorded and inspected. Equally it is vital that the filter drains and adequately maintained in the future. The Civil Engineer has allowed for silt traps and the Maintenance Company will need to undertake and document regular maintenance. Equally, the outfall for the filter drains will need to be maintained and inspected in order to ensure that it does not become blocked in order that filter drains are able to allow water to flow out unimpeded.

Wilson Bailey Partnership
Dominic Brightman BSc MSc DIC FGS CGeol ARSM

APPENDIX Z: WSCC Ordinary Watercourse Consent Confirmation

Farris Alkhatib

From: Natalie Biddulph <[redacted]> on behalf of OW Consent <[redacted]>
Sent: 19 December 2025 15:33
To: Jonathan Reyes-Hughes; OW Consent
Subject: RE: OWC Application WSCC-769161340
Attachments: BHPAGHAMROAD.2-0002 T1 - Ditch Sections.pdf

Hi Jonny,

This is very helpful, thank you.
I can confirm that given these details, **no formal Ordinary Watercourse Consent certification is required** from us as LLFA, subject to the construction being as stated.
We will close our file accordingly. Please note this does not remove the requirement to obtain any other necessary consents for the works, including any requirements under local byelaws.
Should you have any queries do please get in touch.

Kind Regards
Natalie

Natalie Biddulph
Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: [redacted]v.uk

From: Jonathan Reyes-Hughes <jreyes-hughes@mayerbrown.co.uk>
Sent: 17 December 2025 14:08
To: OW Consent [redacted]uk>
Subject: RE: OWC Application WSCC-769161340

****EXTERNAL****

Hi Natalie,

The headwall will be set back and channelised to the existing ditch, so it therefore won't reduce the cross-sectional area of the water course. So on this basis I believe we don't require the consent. Could you confirm this is correct? I have attached a section of the ditch and headwall for clarity.

Kind Regards,
Jonny

From: Natalie Biddulph <[redacted]k> **On Behalf Of** OW Consent
Sent: 17 December 2025 10:39
To: Jonathan Reyes-Hughes <[redacted] OW Consent [redacted]k>
Subject: RE: OWC Application WSCC-769161340

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Hi Jonathan,

Thank you for getting back to us so quickly.
Just to confirm, will the proposed headwall extend into the profile of the watercourse?
If it is to be flush with/set back within the embankment it will not require consent as it will not interfere with the cross sectional area of the watercourse.
Should encroachment be unavoidable, we will need the information outlined in this document so do please ensure these are covered in any documents supplied:
Ordinary Watercourse Land Drainage Consent

Many thanks in advance.

Kind Regards

Natalie Biddulph
Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: [redacted] | Web: www.westsussex.gov.uk

From: Jonathan Reyes-Hughes <[redacted]
Sent: 17 December 2025 [redacted]
[redacted]
[redacted]C Application WSCC-769161340

****EXTERNAL****

Hi Natalie,

The addition submission documents I have are mostly for the wider scheme and items which will be connecting into the basin pre discharge through the outfall. For now I am happy for WSCC to review the application for a new headwall to be constructed to serve the proposed residential development.

Kind Regards,
Jonny

Jonathan Reyes-Hughes BEng (Hons), EngTech MICE, IEng MICE
Engineer, Mayer Brown Limited
M: [redacted]
[redacted]k W: www.mayerbrown.co.uk
A: A48, Aerodrome Studios, 2-8 Airfield Way, Christchurch BH23 3TS

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From: Natalie Biddulph [redacted] **On Behalf Of** OW Consent
Sent: 16 December 2025 15:54
To: Jonathan Reyes-Hughes <[redacted]n.co.uk>
Cc: OW Consent <OWC@westsussex.gov.uk>
Subject: OWC Application WSCC-769161340

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Good Afternoon,

We have received your recent application for ordinary watercourse consent, with thanks.
However we note you have submitted several documents and wish to submit further evidence via email.
As the application form does not state the reason for the application, please can you confirm what the one structure you require consent for is?
Just to confirm, we are only concerned with the technical details of any physical watercourse alteration you are proposing and the flood risk impact it may have to flow within the watercourse. We do not require all planning documents as our requirements are not the same.
Please confirm which documents include these details and you are welcome to email any additional evidence if required to this email address.
We have further guidance on our requirements here: Ordinary Watercourse Land Drainage Consent
And a list of consentable structures/activities here, if it assists: Ordinary Watercourse Consent: Fee Structure

Kind Regards

Natalie Biddulph
Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: [redacted] | Web: www.westsussex.gov.uk

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APPENDIX AA: Response to Arun District Council's Comments

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/22/26/DOC	**Reviewer Reference:**	ADC/EXT5/AF
Planning Officer:	Simon Davis	**Date of Review:**	13/03/2026
Site Name:	Parcel Of Land 254 Pagham Road Pagham PO21 3PY		
Application Description:	Approval of details reserved by condition under P/178/21/OUT (Appeal APP/C3810/W/22/3302023) relating to conditions **12- Surface Water Drainage, 13- Watercourses and 14- Maintenance & Management of Surface Water Drainage.**		
Assessment Number:	1		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance (including design checklists) - 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/

Arun District Council Land Drainage Byelaws - https://www.arun.gov.uk/byelaws/

Arun District Council surface water pre-commencement conditions - https://www.arun.gov.uk/planning-pre-commencement-conditions

The National Standards for SuDS - https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds

The SuDs Manual [C753] by CIRIA

Response	Condition 12 – Surface water drainage: **Objection** Condition 13 - Watercourses: **Further information required** Condition 14 – Maintenance & Management of Surface Water Drainage: **Further information required**

References

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' [NsTS] 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.

The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.

This consultation has been primarily informed by the NSfS and The SuDS Manual.

Summary

This summary highlights if critical items aligning with each of the standards have been met. Critical items are highlighted in **bold** on our surface water drainage design checklist (linked above). A failure to address these will result in an **objection** to any application to discharge a surface water drainage design condition.

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, or the provision of other important infrastructure to satisfy the NSfS set out below.

All relevant items on the checklist are expected to be met before an application to discharge an application to discharge a SuDS design condition is supported.

Our response and requirements are elaborated upon or condensed within an attached 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.

Standard	Assessment	Response
1. Runoff destination	Insufficient	**Objection**
2. Interception drainage	Insufficient	**Objection**
3. Extreme Rainfall and Flooding	Insufficient	**Objection**
4. Water Quality	Compliant	**No objection**
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	**Objection**

Reviewed Plans

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

- Discharge of Conditions Report. Ref: BHPAGHAM.10-DOC. February 2026, uploaded in 16 different parts

Condition wording

Condition 12 is worded as follows:

"*No development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council*

and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No dwelling shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Condition 13 is worded as follows:

"*No development shall commence until details have been submitted to and approved in writing by the local planning authority for any proposals to discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre development run-off values and in accordance with current policies. No construction is permitted that will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site*"

Condition 14 is worded as follows:

"*No development shall 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 details of financial management and arrangements for 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 owner or management company shall strictly adhere to and implement the recommendations contained within the manual.*"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. We note the previous applications to discharge these conditions and the ADC Drainage and WSCC LLFA comments made on P/110/25/DOC and the reserved matters application.
3. Please note the EA requirements for FFLs to be 300mm above design flood level.

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only, together with land drainage aspects if deemed necessary.

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, River Arun internal drainage board, groundwater source protection zones)
☐ Southern Water (foul drainage and surface water disposal to public sewer network/groundwater source protection zones)
☐ Portsmouth Water (groundwater source protection zones)
☐ Lead local flood authority (all other sources of flooding and ordinary watercourses)
☐ Other: Specify ……
☒ None

Application Reference: P/22/26/DOC Site Name: Parcel Of Land 254 Pagham Road Pagham PO21 3PY	Initial Issue Date: 13/03/2026 Issue Date: 13/03/2026 Reviewer Reference: ADC/EXT5/AF

Summary and Recommendation:

Condition 12: **Objection**
Condition 13: **Further information required**
Condition 14: **Further information required**

Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.

	ADC Drainage Comments	Designer Response			
Date:	**13/03/2026**				
Condition Number: 12					
Comment Number					
1.	Runoff Destination – The drainage layouts should include residential water butts.	Water butts are now included on all suitable garages, and are shown on the drainage plans in Appendix H.			
2.	CCTV of existing culvert – Appendix U appears to end at the contents page of the CCTV survey, please provide the whole appendix for review.	Appendix U is now provided within the Discharge of Conditions Technical Note.			
3.	Works to existing culvert - There is no Appendix W locatable on the planning file.	Appendix W is now provided within the Discharge of Conditions Technical Note.			
4.	Inception Drainage - There is no Appendix X locatable on the	Appendix X is now provided within the Discharge of			

	planning file. Please provide assessment which meets NSfS.	Conditions Technical Note.			
5.	Note. The peak outflow rate estimated at outline stage has not been updated to the impermeable area (which has increased from 1.78ha to 2.48 ha including basin surface). This is not in accordance with ADC and NSfS standards. However, retaining the previous peak flow rate is in this case robust and reduces downstream flows. Therefore there is no objection to this approach.	Agreed, no action required.			
6.	Risk of floatation to basins - There is no Appendix Y locatable on the planning file. Please provide assessment which demonstrates acceptable risk of floatation.	Appendix Y is now provided within the Discharge of Conditions Technical Note.			
7.	Landscaping – a landscaping design which is coordinated with the drainage design should be submitted.	Appendix AB contains the coordinated landscape proposals with all trees located outside of the 3m easement zones for the basins and ditches as requested, and in consideration with wider drainage infrastructure.			
8.	Formation Levels of permeable paving attenuation blanket are not clear, please highlight the	Appendix T contains the updated permeable paving formation level			

	plans which define depths and levels of subbase storage.	drawing which includes the formation level to ordnance datum, the overall construction thickness of the permeable paving and the reference to the construction details which evidence this information.			
9.	Permeable Paving - There is no Appendix V locatable on the planning file.	Appendix V is now provided within the Discharge of Conditions Technical Note.			
10.	Construction details – the design / product reference for the flow control device should be shown.	The hydrobrake product number is now included on the hydrobrake detail in Appendix K. In addition to this, we have obtained the detail directly from Hydro-International which is also included in Appendix K.			
11.	The max water level does not allow for 300mm freeboard in the basins, the adjacent ground level should be increased.	The top of bank level has now been increased to ensure 300mm of freeboard is provided as requested. This is evidenced in the calculation in Appendix I which shows the top of bank level as			

		4.863mAOD and the top water level of 4.561mAOD. This is consistent with the updated drainage and levels plans in Appendix H and Appendix T respectively.			
12.	A flap value or similar should be installed at the outlet to prevent surcharge water flooding the basins.	A flap non-return valve is now included on the outfall to the ditch as requested. This is evidenced on the drainage plans in Appendix H and the Sections drawings in Appendix S.			
13.	It is not clear whether the EA requirement for FFLs to be 300mm above design flood level is achieved in the design. This should be made explicit in the report.	All proposed floor levels are in excess of 300mm above the maximum defended flood level of 3.88mAOD, with the minimum floor level being 5.35mAOD. This is evidenced in Paragraph 2.7 of the report.			
14.	The Drainage Layouts do not currently show Exceedance Routes.	Appendix O containing the Exceedance Flow Plans is now provided within the Discharge of			

		Conditions Technical Note.			
Condition Number: 13					
Comment Number					
1.	Please provide confirmation of OWC consent.	West Sussex County Council as the LLFA have confirmed that OWC is not required. This is evidenced in paragraph 4.9 and Appendix Z of the report.			
2.	Note - This condition cannot be discharged before Condition 12.	Noted, no action required.			
Condition Number: 14					
Comment Number					
1.	The MMP needs to be a stand-alone document not appended to a discharge of conditions report.	The Management and Maintenance Plan is now provided as a standalone document, whilst still being included in Appendix L of the discharge of conditions Technical Note.			
2.	Update to approved drainage and details plans noting comments on Condition 12 above as necessary.	We can confirm that the drawings and details contained within the Management and Maintenance Plan reflect the updates as a result of these comments.			

3.	Note - This condition cannot be discharged before Condition 12.	Noted, no action required.			

If a designer would like a .docx version of this document to aid administration of responses, please request this by email to land.drainage@arun.gov.uk.

APPENDIX AB: Landscaping Proposals

A1 File Reference D3322-FAB-00-XX-DR-L-3000-3006.dwg Plot Date 28-Oct-25

Refer to D3322-FAB-00-XX-DR-L-3001

Refer to D3322-FAB-00-XX-DR-L-3005

Refer to D3322-FAB-00-XX-DR-L-3004

Existing Hedge Retained

Existing Hedge Retained

Plot 43 PG

Plot 45 PG

Plot 46 PG

Plot 47 PG

Plot 48 PG

Plot 60 PG

Plot 61 PG

Plot 62 PG

Plot 63 PG

Plot 64 PG

Plot 65 PG

Plot 66

Plot 67 PG

Plot 68 PG

Plot 69 PG

Plot 70 PG

Plot 71 PG

Plot 72 PG

Plot 73 PG

Plot 74 PG

Plot 85 PG

Plot 86 PG

Plot 87 PG

Plot 88 PG

Plot 89 PG

GT1

GT2a

GT3

CMS

PR Shrub Mix
20 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
20 No. Deutzia compacta 15% 30-40cm
13 No. Mahonia × media 'Winter Sun' 10% 40-60cm
20 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
20 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
13 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
20 No. Rosa nitida 15% 30-40cm
7 No. Viburnum carlcephalum 5% 60-80cm
Total = 133 No.

PR Shrub Mix
13 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
13 No. Deutzia compacta 15% 30-40cm
9 No. Mahonia × media 'Winter Sun' 10% 40-60cm
13 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
13 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
9 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
13 No. Rosa nitida 15% 30-40cm
5 No. Viburnum carlcephalum 5% 60-80cm
Total = 88 No.

PR Shrub Mix
43 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
43 No. Deutzia compacta 15% 30-40cm
29 No. Mahonia × media 'Winter Sun' 10% 40-60cm
43 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
43 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
29 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
43 No. Rosa nitida 15% 30-40cm
15 No. Viburnum carlcephalum 5% 60-80cm
Total = 288 No.

PR Shrub Mix
11 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
11 No. Deutzia compacta 15% 30-40cm
7 No. Mahonia × media 'Winter Sun' 10% 40-60cm
11 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
11 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
7 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
11 No. Rosa nitida 15% 30-40cm
4 No. Viburnum carlcephalum 5% 60-80cm
Total = 73 No.

PR Shrub Mix
35 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
35 No. Deutzia compacta 15% 30-40cm
23 No. Mahonia × media 'Winter Sun' 10% 40-60cm
35 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
35 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
23 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
35 No. Rosa nitida 15% 30-40cm
12 No. Viburnum carlcephalum 5% 60-80cm
Total = 233 No.

PR Shrub Mix
28 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
28 No. Deutzia compacta 15% 30-40cm
19 No. Mahonia × media 'Winter Sun' 10% 40-60cm
28 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
28 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
19 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
28 No. Rosa nitida 15% 30-40cm
10 No. Viburnum carlcephalum 5% 60-80cm
Total = 188 No.

PR Shrub Mix
9 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
9 No. Deutzia compacta 15% 30-40cm
6 No. Mahonia × media 'Winter Sun' 10% 40-60cm
9 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
6 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
9 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
6 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 60 No.

Native Scrub Planting Mix
46 No. Cornus sanguinea 18% 80-100cm
31 No. Corylus avellana 12% 80-100cm
46 No. Crataegus monogyna 18% 80-100cm
26 No. Frangula alnus 10% 80-100cm
31 No. Ilex aquifolium 12% 80-100cm 3L
31 No. Malus sylvestris 12% 80-100cm
16 No. Rosa pimpinellifolia 6% 80-100cm
18 No. Sambucus nigra 7% 80-100cm
13 No. Ligustrum vulgare 5% 80-100cm
Total = 258 No.

OS Hedge
11 No. Acer campestre 15% 60-80cm
11 No. Carpinus betulus 15% 60-80cm
29 No. Crataegus monogyna 40% 60-80cm
22 No. Prunus avium 30% 60-80cm
Total = 73 No.

1 No. Ulmus 'New Horizon' 16-18cmg RB
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
1 No. Campsis radicans min 1.5m 5L
1 No. Cercis canadensis 'Forest Pansy' 10-12cmg C45
1 No. Corylus avellana Multi-Stem 2.5-3.0m RB
1 No. Quercus robur 16-18cmg RB
1 No. Salix caprea Multi-Stem 2.5-3.0m RB
1 No. Betula pendula 16-18cmg RB
1 No. Alnus glutinosa 18-20cmg RB
1 No. Prunus avium 16-18cmg RB
1 No. Hydrangea petiolaris min 1.5m 5L
1 No. Metasequoia glyptostroboides 16-18cmg RB
1 No. Liquidambar styraciflua 'Worplesdon' 16-18cmg RB
1 No. Magnolia 'Elizabeth' 12-14cmg RB
1 No. Hoheria sexstylosa 2.0-2.5m C15
1 No. Magnolia stellata Multi-Stem 2.0-2.5m RB
1 No. Betula nigra 14-16cmg RB
1 No. Prunus maackii 16-18cmg RB
1 No. Chionanthus retusus 16-18cmg RB
1 No. Liquidambar styraciflua 'Worplesdon' 16-18cmg RB

3 No. Alchemilla mollis C3
2 No. Alchemilla mollis C3 Basket
3 No. Deschampsia cespitosa 'Goldschleier' C3
2 No. Bergenia 'Bressingham Ruby' C3
1 No. Bergenia 'Bressingham Ruby' C3
3 No. Geranium psilostemon C3
3 No. Geranium psilostemon C3
3 No. Nepeta racemosa 'Walkers Low' C3
13 No. Nepeta racemosa 'Walkers Low' C3
3 No. Polystichum setiferum C5
5 No. Sarcococca hookeriana digy. 'Purple Stem' C5
4 No. Hakonechloa macra C3
3 No. Mahonia 'Soft Caress' C5
6 No. Tiarella 'Spring Symphony' C3
5 No. Viburnum davidii C5
5 No. Arunctus 'Horatio' C3
5 No. Tiarella 'Spring Symphony' C3
5 No. Mahonia 'Soft Caress' C5
11 No. Arunctus 'Horatio' C3
4 No. Viburnum davidii C5
6 No. Dryopteris filix-mas C5
8 No. Sarcococca hookeriana digy. 'Purple Stem' C5
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
1 No. Hydrangea petiolaris min 1.5m 5L
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
6 No. Carex 'Ice Dance' C3
7 No. Brunnera macrophylla 'Jack Frost' C3
6 No. Mahonia 'Soft Caress' C5
3 No. Tiarella 'Spring Symphony' C3
7 No. Carex 'Ice Dance' C3
6 No. Arunctus 'Horatio' C3
5 No. Viburnum davidii C5
6 No. Dryopteris filix-mas C5
5 No. Mahonia 'Soft Caress' C5
7 No. Viburnum davidii C5
5 No. Carex 'Ice Dance' C3
5 No. Tiarella 'Spring Symphony' C3
5 No. Sarcococca hookeriana digy. 'Purple Stem' C5
4 No. Mahonia 'Soft Caress' C5
1 No. Campsis radicans min 1.5m 5L
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
7 No. Panicum virgatum 'Heavy Metal' C5
7 No. Hemerocallis 'Hyperion' C3
6 No. Nepeta racemosa 'Walkers Low' C3
6 No. Geranium 'Brookside' C3
2 No. Panicum virgatum 'Heavy Metal' C5
14 No. Acer campestre 1.0-1.2m BR
28 No. Acer campestre 1.0-1.2m BR
28 No. Acer campestre 1.0-1.2m BR
31 No. Acer campestre 1.0-1.2m BR
47 No. Acer campestre 1.0-1.2m BR
33 No. Acer campestre 1.0-1.2m BR
15 No. Acer campestre 1.0-1.2m BR
36 No. Acer campestre 1.0-1.2m BR
18 No. Acer campestre 1.0-1.2m BR
22 No. Acer campestre 1.0-1.2m BR
10 No. Acer campestre 1.0-1.2m BR
22 No. Acer campestre 1.0-1.2m BR
11 No. Acer campestre 1.0-1.2m BR
23 No. Acer campestre 1.0-1.2m BR
54 No. Carpinus betulus 1.0-1.2m BR
52 No. Carpinus betulus 1.0-1.2m BR
51 No. Acer campestre 1.0-1.2m BR
20 No. Acer campestre 1.0-1.2m BR
17 No. Carpinus betulus 1.0-1.2m BR
17 No. Carpinus betulus 1.0-1.2m BR
18 No. Carpinus betulus 1.0-1.2m BR
10 No. Carpinus betulus 1.0-1.2m BR
42 No. Carpinus betulus 1.0-1.2m BR
24 No. Carpinus betulus 1.0-1.2m BR
60 No. Carpinus betulus 1.0-1.2m BR
29 No. Carpinus betulus 1.0-1.2m BR
30 No. Carpinus betulus 1.0-1.2m BR
28 No. Carpinus betulus 1.0-1.2m BR
10 No. Carpinus betulus 1.0-1.2m BR
22 No. Carpinus betulus 1.0-1.2m BR
47 No. Carpinus betulus 1.0-1.2m BR
13 No. Nepeta racemosa 'Walkers Low' C3
43 No. Miscanthus sinensis 'Kleine Silberspinne' C5
31 No. Bergenia 'Bressingham Ruby' C3
27 No. Hemerocallis 'Hyperion' C3
8 No. Scabiosa columbaria ochroleuca C3
14 No. Cytisus praecox 'Allgold' C5
14 No. Geranium renardii C3
11 No. Nepeta racemosa 'Walkers Low' C3
52 No. Carpinus betulus 1.0-1.2m BR
1 No. Cercis canadensis 'Forest Pansy' 10-12cmg C45
10 No. Carex 'Ice Dance' C3
16 No. Mahonia 'Soft Caress' C5
12 No. Polystichum setiferum C5
12 No. Arunctus 'Horatio' C3
8 No. Sarcococca hookeriana digy. 'Purple Stem' C5
4 No. Arunctus 'Horatio' C3
7 No. Tiarella 'Spring Symphony' C3
5 No. Hakonechloa macra C3
6 No. Viburnum davidii C5
3 No. Mahonia 'Soft Caress' C5
6 No. Tiarella 'Spring Symphony' C3
5 No. Arunctus 'Horatio' C3
5 No. Sarcococca hookeriana digy. 'Purple Stem' C5
5 No. Tiarella 'Spring Symphony' C3
5 No. Mahonia 'Soft Caress' C5
11 No. Arunctus 'Horatio' C3
4 No. Viburnum davidii C5
6 No. Dryopteris filix-mas C5
8 No. Sarcococca hookeriana digy. 'Purple Stem' C5
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
1 No. Hydrangea petiolaris min 1.5m 5L
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
1 No. Cercis canadensis 'Forest Pansy' 10-12cmg C45
3 No. Tiarella 'Spring Symphony' C3
7 No. Carex 'Ice Dance' C3
6 No. Brunnera macrophylla 'Jack Frost' C3
6 No. Mahonia 'Soft Caress' C5
5 No. Viburnum davidii C5
6 No. Dryopteris filix-mas C5
5 No. Mahonia 'Soft Caress' C5
7 No. Viburnum davidii C5
5 No. Carex 'Ice Dance' C3
5 No. Tiarella 'Spring Symphony' C3
5 No. Sarcococca hookeriana digy. 'Purple Stem' C5
4 No. Mahonia 'Soft Caress' C5
1 No. Campsis radicans min 1.5m 5L
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
5 No. Dryopteris filix-mas C5
5 No. Arunctus 'Horatio' C3
6 No. Tiarella 'Spring Symphony' C3
6 No. Epimedium x rubrum C3
7 No. Viburnum davidii C5
12 No. Carex 'Ice Dance' C3
13 No. Sarcococca hookeriana digy. 'Purple Stem' C5
7 No. Polystichum setiferum C5
4 No. Viburnum davidii C5
10 No. Arunctus 'Horatio' C3
5 No. Carex 'Ice Dance' C3
6 No. Mahonia 'Soft Caress' C5
6 No. Tiarella 'Spring Symphony' C3
5 No. Epimedium x rubrum C3
7 No. Brunnera macrophylla 'Jack Frost' C3
5 No. Viburnum davidii C5
6 No. Polystichum setiferum C5
3 No. Sarcococca hookeriana digy. 'Purple Stem' C5
1 No. Hoheria sexstylosa 2.0-2.5m C15
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
1 No. Magnolia stellata Multi-Stem 2.0-2.5m RB
1 No. Hydrangea petiolaris min 1.5m 5L
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
1 No. Liquidambar styraciflua 'Worplesdon' 16-18cmg RB
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
1 No. Hydrangea petiolaris min 1.5m 5L
1 No. Parthenocissus henryana min 1.5m 5L
1 No. Corylus avellana Multi-Stem 2.5-3.0m RB
1 No. Betula pendula 16-18cmg RB
1 No. Magnolia stellata Multi-Stem 2.0-2.5m RB
1 No. Parthenocissus henryana min 1.5m 5L
6 No. Sarcococca hookeriana digy. 'Purple Stem' C5
8 No. Arunctus 'Horatio' C3
4 No. Dryopteris filix-mas C5
5 No. Brunnera macrophylla 'Jack Frost' C3
4 No. Tiarella 'Spring Symphony' C3
1 No. Parthenocissus henryana min 1.5m 5L
7 No. Viburnum davidii C5
5 No. Carex 'Ice Dance' C3
5 No. Tiarella 'Spring Symphony' C3
5 No. Sarcococca hookeriana digy. 'Purple Stem' C5
4 No. Mahonia 'Soft Caress' C5
1 No. Campsis radicans min 1.5m 5L
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
8 No. Miscanthus sinensis 'Kleine Silberspinne' C5
4 No. Geranium renardii C3
4 No. Bergenia 'Bressingham Ruby' C3
5 No. Hemerocallis 'Hyperion' C3
3 No. Nepeta racemosa 'Walkers Low' C3
3 No. Eurybia x herveyi C3
5 No. Bergenia 'Bressingham Ruby' C3
7 No. Nepeta racemosa 'Walkers Low' C3
6 No. Geranium 'Brookside' C3
11 No. Panicum virgatum 'Heavy Metal' C5
8 No. Scabiosa columbaria ochroleuca C3
8 No. Geranium renardii C3
5 No. Brachyglottis 'Sunshine' C5
47 No. Carpinus betulus 1.0-1.2m BR
1 No. Campsis radicans min 1.5m 5L
1 No. Cercis canadensis 'Forest Pansy' 10-12cmg C45
1 No. Parthenocissus quinquefolia engelmannii min 1.5m 5L
1 No. Acer campestre 'Elsrijk' 14-16cmg RB
1 No. Hydrangea petiolaris min 1.5m 5L
1 No. Parthenocissus henryana min 1.5m 5L
6 No. Brachyglottis 'Sunshine' C5
21 No. Nepeta racemosa 'Walkers Low' C3
17 No. Miscanthus sinensis 'Kleine Silberspinne' C5
14 No. Hemerocallis 'Hyperion' C3
8 No. Geranium renardii C3
6 No. Nepeta racemosa 'Walkers Low' C3
9 No. Cytisus praecox 'Allgold' C5
12 No. Cytisus praecox 'Allgold' C5
20 No. Nepeta racemosa 'Walkers Low' C3
14 No. Hemerocallis 'Hyperion' C3
12 No. Geranium renardii C3
15 No. Brachyglottis 'Sunshine' C5
22 No. Panicum virgatum 'Heavy Metal' C5
9 No. Geranium 'Brookside' C3
10 No. Scabiosa columbaria ochroleuca C3
5 No. Panicum virgatum 'Heavy Metal' C5
6 No. Geranium renardii C3
6 No. Hemerocallis 'Hyperion' C3
5 No. Geranium 'Brookside' C3
10 No. Deschampsia cespitosa 'Goldschleier' C3
9 No. Nepeta racemosa 'Walkers Low' C3
7 No. Scabiosa columbaria ochroleuca C3
7 No. Geranium 'Brookside' C3
12 No. Miscanthus sinensis 'Kleine Silberspinne' C5
7 No. Brachyglottis 'Sunshine' C5
3 No. Geranium renardii C3
5 No. Deschampsia cespitosa 'Goldschleier' C3
4 No. Bergenia 'Bressingham Ruby' C3
8 No. Geranium 'Brookside' C3
10 No. Hemerocallis 'Hyperion' C3
10 No. Miscanthus sinensis 'Kleine Silberspinne' C5
10 No. Brachyglottis 'Sunshine' C5
20 No. Hedge
20 No. Carpinus betulus 15% 60-80cm
12 No. Crataegus monogyna 40% 60-80cm
20 No. Prunus avium 30% 60-80cm
Total = 72 No.

0 1 2.5 5 7.5 10 15 20m
1:200

Location Plan

1001 1003 1004 1002 1005

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Revision	Date	Reason	Drawn	Checked
T01	28.10.2025	Issued for Tender	hg	sg

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Project: Land West of Pagham Road, Pagham
Client: Bargate Homes

Drawing Title: Detailed Planting Plan Sheet 3 of 6

draft

Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
Issued for Tender	af/hg	sg	1:200 @ A1	oct | 2025

Drawing Number: D3322-FAB-00-XX-DR-L-3003
Revision: T01

A1 File Reference D3322-FAB-00-XX-DR-L-3000-3006 - condition amendment.dwg Plot Date 26-Mar-26

Woodland Planting Mix
38 No. Acer campestre 8% 120-150cm
38 No. Carpinus betulus 8% 120-150cm
56 No. Cornus sanguinea 12% 120-150cm
66 No. Corylus avellana 14% 120-150cm
56 No. Crataegus monogyna 12% 120-150cm
66 No. Frangula alnus 14% 120-150cm
38 No. Ilex aquifolium 8% 120-150cm 3L
28 No. Lonicera periclymenum 6% 60-80cm C2
28 No. Rosa canina 6% 120-150cm
28 No. Prunus avium 6% 120-150cm
28 No. Salix cinerea 6% 120-150cm
Total = 470 No.

Existing Hedgerow Retained

Mixed Native Hedge
8 No. Acer campestre 15% 80-100cm
11 No. Carpinus betulus 20% 80-100cm
6 No. Corylus avellana 10% 80-100cm
21 No. Crataegus monogyna 40% 80-100cm
6 No. Ilex aquifolium 10% 80-100cm
3 No. Prunus spinosa 5% 80-100cm
Total = 55 No.

Mixed Native Hedge
13 No. Acer campestre 15% 80-100cm
18 No. Carpinus betulus 20% 80-100cm
9 No. Corylus avellana 10% 80-100cm
35 No. Crataegus monogyna 40% 80-100cm
9 No. Ilex aquifolium 10% 80-100cm
5 No. Prunus spinosa 5% 80-100cm
Total = 89 No.

Existing Hedgerow Retained

Edge to be retained with timber palisade logs if required

Native Scrub Planting Mix
98 No. Cornus sanguinea 18% 80-100cm
66 No. Corylus avellana 12% 80-100cm
98 No. Crataegus monogyna 18% 80-100cm
55 No. Frangula alnus 10% 80-100cm
66 No. Ilex aquifolium 12% 80-100cm 3L
66 No. Malus sylvestris 12% 80-100cm
33 No. Rosa pimpinellifolia 6% 80-100cm
38 No. Sambucus nigra 7% 80-100cm
28 No. Ligustrum vulgare 5% 80-100cm
Total = 548 No.

Native Scrub Planting Mix
29 No. Cornus sanguinea 18% 80-100cm
19 No. Corylus avellana 12% 80-100cm
29 No. Crataegus monogyna 18% 80-100cm
16 No. Frangula alnus 10% 80-100cm
19 No. Ilex aquifolium 12% 80-100cm 3L
19 No. Malus sylvestris 12% 80-100cm
10 No. Rosa pimpinellifolia 6% 80-100cm
12 No. Sambucus nigra 7% 80-100cm
8 No. Ligustrum vulgare 5% 80-100cm
Total = 161 No.

Native Scrub Planting Mix
72 No. Cornus sanguinea 18% 80-100cm
48 No. Corylus avellana 12% 80-100cm
72 No. Crataegus monogyna 18% 80-100cm
40 No. Frangula alnus 10% 80-100cm
48 No. Ilex aquifolium 12% 80-100cm 3L
48 No. Malus sylvestris 12% 80-100cm
24 No. Rosa pimpinellifolia 6% 80-100cm
28 No. Sambucus nigra 7% 80-100cm
20 No. Ligustrum vulgare 5% 80-100cm
Total = 400 No.

Native Scrub Planting Mix
81 No. Cornus sanguinea 18% 80-100cm
54 No. Corylus avellana 12% 80-100cm
81 No. Crataegus monogyna 18% 80-100cm
45 No. Frangula alnus 10% 80-100cm
54 No. Ilex aquifolium 12% 80-100cm 3L
54 No. Malus sylvestris 12% 80-100cm
27 No. Rosa pimpinellifolia 6% 80-100cm
32 No. Sambucus nigra 7% 80-100cm
23 No. Ligustrum vulgare 5% 80-100cm
Total = 451 No.

OS Shrub Mix
13 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
5 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
9 No. Deutzia gracilis 10% 30-40cm
5 No. Mahonia × media 'Winter Sun' 5% 40-60cm
13 No. Nandina domestica 15% 30-40cm
13 No. Osmanthus × burkwoodii 15% 60-80cm
9 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
9 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
5 No. Rosa glauca 5% 60-80cm
9 No. Viburnum carlcephalum 10% 60-80cm
Total = 90 No.

OS Shrub Mix
33 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
11 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
12 No. Deutzia gracilis 10% 30-40cm
11 No. Mahonia × media 'Winter Sun' 5% 40-60cm
33 No. Nandina domestica 15% 30-40cm
33 No. Osmanthus × burkwoodii 15% 60-80cm
22 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
22 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
11 No. Rosa glauca 5% 60-80cm
22 No. Viburnum carlcephalum 10% 60-80cm
Total = 220 No.

OS Shrub Mix
18 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
6 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
12 No. Deutzia gracilis 10% 30-40cm
6 No. Mahonia × media 'Winter Sun' 5% 40-60cm
18 No. Nandina domestica 15% 30-40cm
18 No. Osmanthus × burkwoodii 15% 60-80cm
12 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
12 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
6 No. Rosa glauca 5% 60-80cm
12 No. Viburnum carlcephalum 10% 60-80cm
Total = 120 No.

OS Shrub Mix
27 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
9 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
18 No. Deutzia gracilis 10% 30-40cm
9 No. Mahonia × media 'Winter Sun' 5% 40-60cm
27 No. Nandina domestica 15% 30-40cm
27 No. Osmanthus × burkwoodii 15% 60-80cm
18 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
18 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm+
9 No. Rosa glauca 5% 60-80cm
18 No. Viburnum carlcephalum 10% 60-80cm
Total = 180 No.

OS Shrub Mix
46 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
16 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
31 No. Deutzia gracilis 10% 30-40cm
16 No. Mahonia × media 'Winter Sun' 5% 40-60cm
46 No. Nandina domestica 15% 30-40cm
46 No. Osmanthus × burkwoodii 15% 60-80cm
31 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
31 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
16 No. Rosa glauca 5% 60-80cm
31 No. Viburnum carlcephalum 10% 60-80cm
Total = 310 No.

OS Shrub Mix
32 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
11 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
22 No. Deutzia gracilis 10% 30-40cm
11 No. Mahonia × media 'Winter Sun' 5% 40-60cm
32 No. Nandina domestica 15% 30-40cm
32 No. Osmanthus × burkwoodii 15% 60-80cm
22 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
22 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
11 No. Rosa glauca 5% 60-80cm
22 No. Viburnum carlcephalum 10% 60-80cm
Total = 217 No.

OS Hedge
23 No. Acer campestre 15% 60-80cm
23 No. Carpinus betulus 15% 60-80cm
60 No. Crataegus monogyna 40% 60-80cm
45 No. Prunus avium 30% 60-80cm
Total = 151 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
4 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm+
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
3 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

PR Shrub Mix
6 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
6 No. Deutzia compacta 15% 30-40cm
4 No. Mahonia × media 'Winter Sun' 10% 40-60cm
6 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
6 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
4 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
6 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 40 No.

PR Shrub Mix
2 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
2 No. Deutzia compacta 15% 30-40cm
2 No. Mahonia × media 'Winter Sun' 10% 40-60cm
2 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
2 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
2 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
2 No. Rosa nitida 15% 30-40cm
1 No. Viburnum carlcephalum 5% 60-80cm
Total = 15 No.

PR Shrub Mix
3 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
3 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
3 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
3 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
2 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
3 No. Rosa nitida 15% 30-40cm
1 No. Viburnum carlcephalum 5% 60-80cm
Total = 20 No.

PR Shrub Mix
2 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
2 No. Deutzia compacta 15% 30-40cm
1 No. Mahonia × media 'Winter Sun' 10% 40-60cm
2 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
2 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
2 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
2 No. Rosa nitida 15% 30-40cm
1 No. Viburnum carlcephalum 5% 60-80cm
Total = 13 No.

PR Shrub Mix
7 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
7 No. Deutzia compacta 15% 30-40cm
5 No. Mahonia × media 'Winter Sun' 10% 40-60cm
7 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
7 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
5 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
7 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 48 No.

PR Shrub Mix
5 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
5 No. Deutzia compacta 15% 30-40cm
5 No. Mahonia × media 'Winter Sun' 10% 40-60cm
5 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
5 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
5 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
5 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 33 No.

PR Shrub Mix
9 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
9 No. Deutzia compacta 15% 30-40cm
6 No. Mahonia × media 'Winter Sun' 10% 40-60cm
9 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
6 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
6 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
6 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 60 No.

Woodland Planting Mix
34 No. Acer campestre 8% 120-150cm
51 No. Carpinus betulus 8% 120-150cm
76 No. Cornus sanguinea 12% 120-150cm
89 No. Corylus avellana 14% 120-150cm
76 No. Crataegus monogyna 12% 120-150cm
89 No. Frangula alnus 14% 120-150cm
51 No. Ilex aquifolium 8% 120-150cm 3L
38 No. Lonicera periclymenum 6% 60-80cm C2
38 No. Rosa canina 6% 120-150cm
38 No. Prunus avium 6% 120-150cm
38 No. Salix cinerea 6% 120-150cm
Total = 631 No.

GT1 — 1 No. Betula pendula 16-18cmg RB; 1 No. Salix caprea Multi-Stem 2.5-3.0m RB; 1 No. Alnus glutinosa 18-20cmg RB
GT2b — 1 No. Betula pendula 16-18cmg RB; 1 No. Alnus glutinosa 14-16cmg RB; 1 No. Alnus glutinosa 14-16cmg RB
GT3 — 1 No. Betula pendula 16-18cmg RB; 1 No. Salix caprea Multi-Stem 2.5-3.0m RB; 1 No. Alnus glutinosa 18-20cmg RB; 1 No. Salix caprea Multi-Stem 2.5-3.0m RB
GT4 — 1 No. Betula pendula 16-18cmg RB; 1 No. Alnus glutinosa 18-20cmg RB; 1 No. Quercus robur 16-18cmg RB

SUDS BASIN - refer to Engineer's details

Headwall (refer to engineer's dwg)

Plot 43 PG; Plot 47 PG; Plot 48 PG; Plot 49 PG; Plot 50 PG; Plot 51 PG; Plot 52 PG; Plot 54 PG; Plot 55 PG; Plot 56 PG; Plot 57 PG; Plot 59; Plot 60 PG; Plot 46 PG

Refer to D3322-FAB-00-XX-DR-L-3003

Refer to D3322-FAB-00-XX-DR-L-3002

0 5 10 20m — 1:500 @ A1

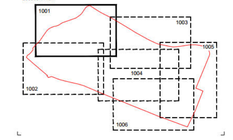
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Revision	Date	Reason	Drawn	Checked
T03	20.03.2026	Trees and hedges removed and relocated following consultation regarding condition 12	hg	jb
T02	10.11.2025	Issued for Tender - Adjustments to graphics	hg	sg
T01	28.10.2025	Issued for Tender	hg	sg

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External References:
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Location Plan



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T : 0207 620 1453 | E : london@fabrik.com | W : www.fabrik.com

Project: Land West of Pagham Road, Pagham
Client: Bargate Homes
Drawing Title: Detailed Planting Plan - Sheet 1 of 6
Purpose of Issue: Issued for Tender
Drawn By: af/hg
Checked By: sg
Drawn Scale: 1:200 @ A1
Date of First Issue: oct | 2025
Drawing Number: D3322-FAB-00-XX-DR-L-3001
Revision: T02

A1 File Reference D3322-FAB-00-XX-DR-L-3000-3006 - condition amendment.dwg Plot Date 25-Mar-26



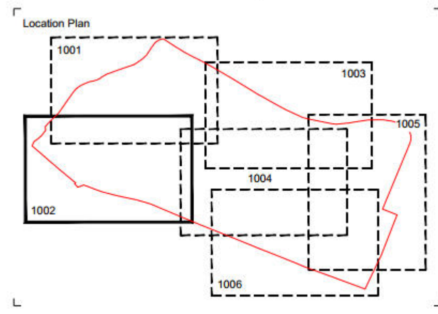
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Revision	Date	Reason	Drawn	Checked
T03	20.03.2026	Trees and hedges removed and relocated following consultation regarding condition 12	hg	jb
T02	10.11.2025	Issued for Tender - Adjustments to graphics	hg	sg
T01	28.10.2025	Issued for Tender	hg	sg

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Location Plan



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Project	Client
Land West of Pagham Road, Pagham	Bargate Homes

Drawing Title
Detailed Planting Plan - Sheet 2 of 6

Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
Issued for Tender	af/hg	sg	1:200 @ A1	oct | 2025

Drawing Number	Revision
D3322-FAB-00-XX-DR-L-3002	T02

A1 File Reference D3322-FAB-00-XX-DR-L-3000-3006 - condition amendment.dwg Plot Date 25-Mar-26



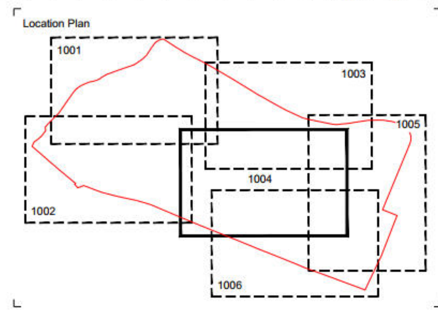
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Revision	Date	Reason	Drawn	Checked
T02	20.03.2026	Trees and hedges removed and relocated following consultation regarding condition 12	hg	jb
T01	28.10.2025	Issued for Tender	hg	sg

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Location Plan



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T : 0207 620 1453 | E : london@fabrikuk.com | W : www.fabrikuk.com

Project: Land West of Pagham Road, Pagham
Client: Bargate Homes
Drawing Title: Detailed Planting Plan - Sheet 4 of 6
Purpose of Issue: Issued for Tender
Drawn By: af/hg
Checked By: sg
Drawn Scale: 1:200 @ A1
Date of First Issue: oct | 2025
Drawing Number: D3322-FAB-00-XX-DR-L-3004
Revision: T02

A1 File Reference D3322-FAB-00-XX-DR-L-3000-3006 - condition amendment.dwg Plot Date 25-Mar-26

Refer to D3322-FAB-00-XX-DR-L-3003

Refer to D3322-FAB-00-XX-DR-L-3006

Plot 81 PG
Plot 82 PG
Plot 83PG
Plot 84 PG
Plot 85 PG
Plot 86 PG
Plot 87 PG
Plot 89 PG
Plot 90 PG
Plot 91 PG
Plot 92 PG
Plot 93 PG
Plot 94 PG
Plot 95 PG
Plot 80 PG
Plot 79 PG
Plot 78 PG
Plot 3 PG
Plot 1 PG

PR Shrub Mix
28 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
28 No. Deutzia compacta 15% 30-40cm
19 No. Mahonia × media 'Winter Sun' 10% 40-60cm
28 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
28 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
19 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
28 No. Rosa nitida 15% 30-40cm
10 No. Viburnum carlcephalum 5% 60-80cm
Total = 188 No.

OS Hedge
20 No. Acer campestre 15% 60-80cm
20 No. Carpinus betulus 15% 60-80cm
51 No. Crataegus monogyna 40% 60-80cm
39 No. Prunus avium 30% 60-80cm
Total = 130 No.

OS Hedge
11 No. Acer campestre 15% 60-80cm
11 No. Carpinus betulus 15% 60-80cm
29 No. Crataegus monogyna 40% 60-80cm
22 No. Prunus avium 30% 60-80cm
Total = 73 No.

PR Shrub Mix
14 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
14 No. Deutzia compacta 15% 30-40cm
9 No. Mahonia × media 'Winter Sun' 10% 40-60cm
14 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
14 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
9 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
14 No. Rosa nitida 15% 30-40cm
5 No. Viburnum carlcephalum 5% 60-80cm
Total = 93 No.

PR Shrub Mix
9 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
9 No. Deutzia compacta 15% 30-40cm
6 No. Mahonia × media 'Winter Sun' 10% 40-60cm
9 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
9 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
6 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
9 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 60 No.

PR Shrub Mix
27 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
27 No. Deutzia compacta 15% 30-40cm
18 No. Mahonia × media 'Winter Sun' 10% 40-60cm
27 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
27 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
18 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
27 No. Rosa nitida 15% 30-40cm
9 No. Viburnum carlcephalum 5% 60-80cm
Total = 180 No.

PR Shrub Mix
37 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
37 No. Deutzia compacta 15% 30-40cm
25 No. Mahonia × media 'Winter Sun' 10% 40-60cm
37 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
37 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
25 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
37 No. Rosa nitida 15% 30-40cm
13 No. Viburnum carlcephalum 5% 60-80cm
Total = 248 No.

PR Shrub Mix
10 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
10 No. Deutzia compacta 15% 30-40cm
7 No. Mahonia × media 'Winter Sun' 10% 40-60cm
10 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
10 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
7 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
10 No. Rosa nitida 15% 30-40cm
4 No. Viburnum carlcephalum 5% 60-80cm
Total = 68 No.

PR Shrub Mix
15 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
15 No. Deutzia compacta 15% 30-40cm
10 No. Mahonia × media 'Winter Sun' 10% 40-60cm
15 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
15 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
10 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
15 No. Rosa nitida 15% 30-40cm
5 No. Viburnum carlcephalum 5% 60-80cm
Total = 100 No.

PR Shrub Mix
18 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
18 No. Deutzia compacta 15% 30-40cm
12 No. Mahonia × media 'Winter Sun' 10% 40-60cm
18 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
18 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
12 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
18 No. Rosa nitida 15% 30-40cm
6 No. Viburnum carlcephalum 5% 60-80cm
Total = 120 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
4 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

PR Shrub Mix
2 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
2 No. Deutzia compacta 15% 30-40cm
1 No. Mahonia × media 'Winter Sun' 10% 40-60cm
2 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
2 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
1 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
2 No. Rosa nitida 15% 30-40cm
1 No. Viburnum carlcephalum 5% 60-80cm
Total = 13 No.

PR Shrub Mix
7 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
7 No. Deutzia compacta 15% 30-40cm
5 No. Mahonia × media 'Winter Sun' 10% 40-60cm
7 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
7 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
5 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
7 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 48 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
4 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

PR Shrub Mix
9 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
9 No. Deutzia compacta 15% 30-40cm
6 No. Mahonia × media 'Winter Sun' 10% 40-60cm
9 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
9 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
6 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
9 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 60 No.

PR Shrub Mix
13 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
13 No. Deutzia compacta 15% 30-40cm
9 No. Mahonia × media 'Winter Sun' 10% 40-60cm
13 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
13 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
9 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
13 No. Rosa nitida 15% 30-40cm
5 No. Viburnum carlcephalum 5% 60-80cm
Total = 88 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
4 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

PR Shrub Mix
2 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
2 No. Deutzia compacta 15% 30-40cm
1 No. Mahonia × media 'Winter Sun' 10% 40-60cm
2 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
2 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
1 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
2 No. Rosa nitida 15% 30-40cm
1 No. Viburnum carlcephalum 5% 60-80cm
Total = 13 No.

PR Shrub Mix
7 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
7 No. Deutzia compacta 15% 30-40cm
5 No. Mahonia × media 'Winter Sun' 10% 40-60cm
7 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
7 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
5 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
7 No. Rosa nitida 15% 30-40cm
3 No. Viburnum carlcephalum 5% 60-80cm
Total = 60 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
4 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
4 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

PR Shrub Mix
4 No. Euonymus fortunei 'Coloratus' 15% 40-60cm
4 No. Deutzia compacta 15% 30-40cm
3 No. Mahonia × media 'Winter Sun' 10% 40-60cm
4 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
4 No. Potentilla fruticosa 'Abbotswood' 15% 30-40cm
3 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
4 No. Rosa nitida 15% 30-40cm
2 No. Viburnum carlcephalum 5% 60-80cm
Total = 28 No.

Mixed Native Hedge
23 No. Acer campestre 15% 80-100cm
31 No. Carpinus betulus 20% 80-100cm
16 No. Corylus avellana 10% 80-100cm
61 No. Crataegus monogyna 40% 80-100cm
16 No. Ilex aquifolium 10% 80-100cm
8 No. Prunus spinosa 5% 80-100cm
Total = 155 No.

Native Scrub Planting Mix
52 No. Cornus sanguinea 18% 80-100cm
35 No. Corylus avellana 12% 80-100cm
52 No. Crataegus monogyna 18% 80-100cm
29 No. Frangula alnus 10% 80-100cm
35 No. Ilex aquifolium 12% 80-100cm 3L
35 No. Malus sylvestris 12% 80-100cm
18 No. Rosa pimpinellifolia 6% 80-100cm
21 No. Sambucus nigra 7% 80-100cm
15 No. Ligustrum vulgare 5% 80-100cm
Total = 292 No.

OS Hedge
59 No. Acer campestre 15% 60-80cm
59 No. Carpinus betulus 15% 60-80cm
156 No. Crataegus monogyna 40% 60-80cm
117 No. Prunus avium 30% 60-80cm
Total = 391 No.

OS Hedge
11 No. Acer campestre 15% 60-80cm
11 No. Carpinus betulus 15% 60-80cm
29 No. Crataegus monogyna 40% 60-80cm
22 No. Prunus avium 30% 60-80cm
Total = 73 No.

OS Shrub Mix
28 No. Cornus sanguinea 'Midwinter Fire' 15% 60-80cm
10 No. Cotinus coggygria 'Royal Purple' 5% 60-80cm C20
19 No. Deutzia gracilis 10% 30-40cm
10 No. Mahonia × media 'Winter Sun' 5% 40-60cm
28 No. Nandina domestica 15% 30-40cm
28 No. Osmanthus × burkwoodii 15% 60-80cm
19 No. Potentilla fruticosa 'Abbotswood' 10% 30-40cm
19 No. Ribes sanguineum 'Pulborough Scarlet' 10% 40-60cm
10 No. Rosa glauca 5% 60-80cm
19 No. Viburnum carlcephalum 10% 60-80cm
Total = 190 No.

OS Hedge
28 No. Acer campestre 15% 60-80cm
28 No. Carpinus betulus 15% 60-80cm
75 No. Crataegus monogyna 40% 60-80cm
57 No. Prunus avium 30% 60-80cm
Total = 190 No.

OS Hedge
26 No. Acer campestre 15% 60-80cm
26 No. Carpinus betulus 15% 60-80cm
70 No. Crataegus monogyna 40% 60-80cm
52 No. Prunus avium 30% 60-80cm
Total = 174 No.

Existing Hedgerow Retained

Verges containing trees be designed with 2m wi zone for trees

Trees and hedges removed and relocated following consultation regarding condition 12

Revision	Date	Reason	Drawn	Checked
T03	20.03.2026	Trees and hedges removed and relocated following consultation regarding condition 12	hg	jb
T02	10.11.2025	Issued for Tender - Adjustments to graphics	hg	sg
T01	28.10.2025	Issued for Tender	hg	sg

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External References:
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Location Plan
1001 1002 1003 1004 1005 1006

0 1 2.5 5 7.5 10 15 20m
1:200

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Project: Land West of Pagham Road, Pagham
Client: Bargate Homes
Drawing Title: Detailed Plantingt Plan - Sheet 5 of 6
Purpose of Issue: Issued for Tender
Drawn By: af/hg
Checked By: sg
Drawn Scale: 1:200 @ A1
Date of First Issue: oct | 2025
Drawing Number: D3322-FAB-00-XX-DR-L-3005
Revision: T03

A1 File Reference D3322-FAB-00-XX-DR-L-3000-3006 - condition Plot Date 25-Mar-26



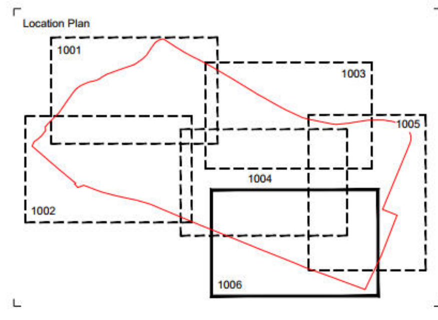
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External References:
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Location Plan



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Project	Client
Land West of Pagham Road, Pagham	Bargate Homes

Drawing Title
Detailed Planting Plan - Sheet 6 of 6

Purpose of Issue	Drawn By	Checked By	Drawn Scale	Date of First Issue
Issued for Tender	af/hg	sg	1:200 @ A1	oct | 2025

Drawing Number	Revision
D3322-FAB-00-XX-DR-L-3006	T03

