

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/43/25/PL	Reviewer Reference:	ADC/SB
Planning Officer:	Hannah Kersley	Date of Review:	13/08/2025
Site Name:	Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber PO21 3QB		
Application Description:	Demolition of existing storage buildings and the erection of 6 No dwellings and associated works. This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.		
Assessment Number:	1 of 1		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - <https://www.arun.gov.uk/surfacewater>

Land Drainage Consent – <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/> and <https://www.arun.gov.uk/land-drainage-consent/>

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

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' <https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf>

Response	Objection
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Critical Items for Surface Water Drainage Design Conditions

The failure to adequately address the following items will result in an objection to a surface water drainage design.

If any of these items are inadequately addressed by the submission, then their correction may result in a redesign of the surface water drainage scheme. A redesign is likely to have site wide implications such as the potential for storage structures to increase in volume or plan area.

Critical Item	Reason	Status
Winter groundwater monitoring data.	Adequate winter groundwater monitoring data must be supplied to evidence that infiltration designs have sufficient freeboard from the base of structures and the peak groundwater level. The same data is necessary to ensure that the potential for buoyancy has been adequately considered in attenuation designs.	Compliant

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

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

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

Drainage Impact on Other Planning Matters

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

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

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

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

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

Additional comments to the planning officer

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

This consultation has been primarily informed by The SuDS Manual.

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

- Flood Risk Assessment & Drainage Strategy, reference D2310/FRA1.1, dated 17/04/2025 and all plans contained within it. Referred to as the **FRA**.

The applicant has not demonstrated that the proposed surface water drainage design will not increase flood risk on site or elsewhere.

Proposed Discharge Rate

The designer has not adequately justified the proposed discharge rate from the site. Greenfield runoff rate calculations have been submitted, these are based on the IH124 method. The SuDS manual states that, "*FEH methods should be the preferred approach for developing runoff estimates for use in surface water management design.*"¹ However, it is acknowledged that our guidance states that IH124 may be used.

The greenfield runoff rate calculations are also based on a site area of 2399m². This differs from the contributing area of 770m² used in the surface water drainage design calculations. The SuDS Manual states that;

"The runoff area used in any of the runoff estimation methods should be consistent; for example, if the whole site area is used in the greenfield runoff rate calculations, the whole site should also be represented in the runoff calculations for the proposed development. If there is a landscaped area in the developed scenario that discharges directly to receiving waters and does not contribute to the

¹ Woods Ballard, B. et al, (2015) C753 The SuDS Manual, C753, CIRIA London, UK. p510.

drainage system (so is excluded from the calculations) then this area should also be excluded from the greenfield calculations.”²

The disparity between the greenfield runoff calculations and the proposed design has the effect of increasing the runoff rate that may be permitted to discharge from the site.

Even with these errors in the methodology used to calculate the runoff rate, the designer is proposing to discharge surface water at a higher rate of 2l/s for all storm events. This is a rate higher than QBAR, 2l/s/ha (The SuDS Manual), or 3l/s/ha (National Standards for SuDS) which are the options available when a designer wishes to avoid considering runoff volumes. The SuDS Manual states that;

“The alternative is to accept higher volumes of discharge, but to limit all the runoff to much lower flow rates (eg < 2 l/s/ha or as agreed with the local drainage approving body and/or environmental regulator), otherwise downstream flood risk is likely to rise.”³

It should therefore be assumed, in the absence of calculations to demonstrate that surface water volumes are not being increased post-development, that flood risk may be increased by the proposed design and discharge rate.

In the absence of compliant calculations, we cannot be certain that the scale or layout of the proposed development would be implementable without increasing flood risk. We suggest that it would be unreasonable to apply conditions if there is a risk that those conditions could not be discharged without altering the approved scale or layout of the development.

Capacity of Receiving Sewer

The applicant has not submitted any evidence to demonstrate that there is adequate capacity in the receiving surface water sewer. This is expected in the form of a capacity check. The capacity of the sewer may further dictate the permissible discharge rate from the site to ensure that flood risk is not increased. This is irrespective of any capacity check requirements (or lack of) associated with the Section 106 connection.

If the discharge rate needs to be further reduced due to the capacity of the receiving sewer then then this will increase the amount of storage that is required which may affect the scale and layout of the proposed development.

Access Road Drainage

The access road is claimed to be ‘free draining’, this is inappropriate. Groundwater levels are high enough that they may penetrate the subbase of the access road and insufficient depth of unsaturated ground is provided between the base of the road and the peak groundwater level. This means that surface water will not be adequately treated. Furthermore, the infiltration potential of the site has not been demonstrated (due to high groundwater), therefore there is a risk that the access road will flood.

Interception, Biodiversity and Amenity

² Woods Ballard, B. et al, (2015) C753 The SuDS Manual, C753, CIRIA London, UK. p508.

³ Woods Ballard, B. et al, (2015) C753 The SuDS Manual, C753, CIRIA London, UK. p516.

The designer has not made any assessment of interception drainage. Designing for interception ensures that the first 5mm of rainfall from regular events does not leave the site. This replicates greenfield conditions. By allowing the full volume of surface water to discharge from the site in all events, flood risk is increased.

Interception drainage is achieved with infiltration (not viable on this site), rainwater harvesting or evapotranspiration. The proposed permeable paving will achieve interception for the rainwater that falls on its surface. However, where the permeable pavement also drains an adjacent impermeable area and is lined, compliance cannot be deemed to be achieved and extra downstream Interception components will be required.⁴

Therefore, additional Interception components are required to account for the impermeable roof areas. Where a site uses evapotranspiration only to deliver interception (as here), a simple approach may be used to calculate compliance⁵. A ratio of 1:4 for the vegetated surface area to contributing impermeable area may be used. An allowance may be applied where a feature has side slopes to account for the effective wetted area. This is dependent upon 250mm depth of soil with at least 20% voids beneath the vegetated surface.

Assuming that the contributing roof area and impervious patios are approximately 0.05ha, or 500m², then the vegetated surface area to serve those areas and provide interception drainage would be 125m².

When interception drainage is appropriately assessed and considered by the designer, there is a risk that the scale and layout of the proposed development will need to be altered. This may be necessary to accommodate additional vegetated surface as part of the drainage system to achieve compliance.

The inclusion of further vegetated surface to achieve the water quantity and water quality standards prescribed by The SuDS Manual and the National Standards for SuDS has the dual benefit of providing biodiversity and amenity benefit.

Overcoming our objection

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

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

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

⁴ Woods Ballard, B. et al, (2015) C753 The SuDS Manual, C753, CIRIA London, UK. p529.

⁵ Woods Ballard, B. et al, (2015) C753 The SuDS Manual, C753, CIRIA London, UK. p528.

- Revised surface water drainage design and accompanying calculations showing surface water drainage requirements can be met within the proposed layout. Please see checklist below.

Checklist

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

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

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

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

West of Inglenook Hotel Designer Checklist

Ground Investigation Results

Groundwater monitoring

- ☒ Plan showing location of monitoring points provided.
- ☒ Depths of holes detailed.
- ☒ Dates of observations and depth to groundwater recorded.
- ☒ Evidence of the strata within borehole or monitoring pits provided.

Requested to aid speed of assessment

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

Surface Water Drainage Statement

Disposal method (Select as appropriate)

- ☒ Rainwater reuse is proposed where possible.
- ☐ ~~Infiltration is proposed and maximised wherever possible.~~
- ☐ ~~Hybrid infiltration and restricted discharge to an appropriate water body or surface water sewer is proposed where a full infiltration design is not possible.~~
- ☐ ~~Restricted discharge to a water body is proposed where a full infiltration design is not possible.~~
- ☒ Restricted discharge to a surface water sewer is proposed where a full infiltration design is not possible and there are no nearby water bodies.

Disposal method justification

- ☒ Infiltration has been adequately investigated, in winter, at appropriate and varying depths where appropriate, above peak recorded winter groundwater levels at the given location.
- ☒ Onsite and boundary, open and culverted water bodies are investigated (location, mapping, network, flow direction, ownership/responsibility, depth, and condition).
- ☒ Offsite nearby downstream water bodies are investigated (location, mapping, network, flow direction, ownership/responsibility, depth, and condition).
- ☒ Surface water sewer network is investigated (location, mapping, network, flow direction, ownership/responsibility, depth, **capacity**, and condition).
- ☒ Any relevant permissions or legal agreements from asset or landowners that are needed are identified and evidence of consents provided.

Requested to aid speed of assessment

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

Existing Site

Essential

- ☒ It is clear what the natural drainage characteristics of the site and hydraulically linked areas are.
- ☐ Any appropriate easements to watercourses or other infrastructure are investigated.
- ☒ Existing and future flood risk from any source is detailed.

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

- ☒ An existing topographical plan.
- ☒ Flood maps (fluvial, tidal, pluvial, groundwater, sewer, and reservoir) are supplied (or Flood Risk Assessment referred to).

Proposed Design

Essential

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

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

☒ The design is gravity based with no use of pumps.

☒ Details of necessary off-site works and consents are provided.

☐ If the surface water drainage is designed to flood in the 1% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] event, then the flood volume is contained safely on site without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress.

☒ The design provides and evidences interception drainage and is able to capture and retain on site the first 5mm of the majority of all rainfall events.

☒ Water quality and treatment is adequately assessed – with an assessment appropriate for the scale and proposed use of the site.

☐ There are no clashes with other infrastructure.

☐ Self-cleansing velocities are achieved where pipes are proposed.

☒ The proposed discharge rate is explained and justified (for attenuation designs). **Not justified and too high – will increase flood risk.**

☒ Where discharge is proposed to a public surface water or combined sewer, a capacity check confirming that the sewer can receive the proposed flows is submitted.

☐ Where there is a risk that the base of an attenuation feature may penetrate peak groundwater levels, additional mitigation measures to prevent groundwater ingress are incorporated into the design and construction method statement.

☒ Where there is a risk that the base of an attenuation feature may penetrate peak groundwater levels the effects of buoyancy have been considered in the design.

☒ Amenity benefits are provided by the drainage system (assessed by others).

☒ Biodiversity benefits are provided by the drainage system (assessed by others).

☐ Landscaping has been designed to ensure ease of maintenance of drainage assets.

☒ The justification and criteria for tree root avoidance and mitigation measures is clear, referencing adopting body standards where applicable.

☒ Biodiversity and ecological enhancements do not impede the functionality, maintenance or capacity of the drainage system.

☒ It is confirmed what elements of the SuDS will be private.

☒ It is confirmed what the adoption arrangements for SuDS components will be.

☐ A construction method statement for the SuDS system, appropriate to the scale of the development, is submitted. **Groundwater management only**

- ☐ A maintenance plan for the SuDS system, appropriate to the scale of the development, is submitted. [Please refer to our SuDS Maintenance Checklist where this is stipulated by condition.]
- ☐ Any potential health and safety issues relating to SuDS implementation and management have been considered and managed.

Preferred

- ☐ Ground raising is avoided where possible.

Impermeable Area/Catchment Plan

Essential

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

Preferred

- ☒ Impermeable areas are shown in m² on the impermeable areas plan(s).
- ☐ Demarcated impermeable areas correspond with the distribution of those areas in the supporting calculations.

Surface Water Drainage Calculations

General

- ☒ The most recently applicable, or previously agreed FEH rainfall data is used.
- ☒ CV values for all events are set to 1. This includes summer, winter, design, and simulation events.
- ☒ The correct climate change allowances, appropriate for the full lifetime of the development, have been applied to all calculations.
- ☒ A 10% allowance for urban creep is applied to all residential roof areas.
- ☒ 50% Annual Exceedance Probability [AEP] + Climate Change Allowance [CCA] (1 in 1 year) event calculations provided.
- ☒ 3.33% AEP + CCA (1 in 30 year) event calculations provided showing that the full surface water volume is contained within the designed system without flooding.
- ☒ 1% AEP + CCA (1 in 100 year) event calculations provided showing that the full surface water volume is contained safely on site, without flooding any part of a building or utility plant susceptible to water or affecting safe access or egress.

Attenuation and Restricted Discharge

- ☒ Greenfield run off rates are based upon the positively drained area of the site only. **OR account for pervious surfaces in design.**
- ☒ Discharge rates are restricted to QBAR or 2 l/s/ha, depending on whichever is higher, for all storms up to the 1% AEP + CCA event. **3l/s/ha is acceptable in accordance with new standards.**
- ☒ Half drain times and available capacity in the drainage system for subsequent storms are considered.
- ☒ A surcharged outfall to a watercourse or sewer has been modelled. The surcharge level is the 1% AEP + CCA flood event for the receiving watercourse, or to the top of the bank if appropriate hydraulic modelling is not available. **Dependant upon capacity check.**

Requested to aid assessment

☐ FEH22 point descriptors for the site are provided. **Please provide to check greenfield runoff rate inputs, FEH statistical method is more accurate than IH124 and may yield higher permitted discharge rates.**

Drainage Plans and Specifications

Essential

Plans are provided showing:

- ☒ The proposed design within the proposed site layout.
- ☐ Existing and proposed site levels.
- ☐ Long and cross sections for the proposed drainage system including final finished floor levels.
- ☐ Exceedance flow management routes.
- ☐ Details of connections to sewers.
- ☐ Maintenance access and any arisings storage and disposal arrangements.

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

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

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

Easements

- ☐ Any appropriate easements as stipulated by any public or private utility provider shown on all plans.
- ☐ Maintenance easements are shown from the top of the bank from all open SuDS features on all plans.
- ☐ Existing trees and their root protection zones are shown on any drainage layout.
- ☐ Proposed trees and appropriate easements are shown on any drainage layout.

Detail

- ☐ It can be clearly determined what a pipe's diameter, pipe materials, gradients, flow directions and invert levels are from the plans.
- ☐ It can be clearly determined what an inspection chamber or manhole's cover level, invert level, cover loading grade and sump depth (where applicable) are from the plans.
- ☐ All attenuation features (including permeable paving) are clearly labelled with their dimensions, invert/base levels and cover levels.
- ☐ Control structures are labelled with discharge rates, hydraulic head, invert and cover levels and ideally model number.
- ☐ Operational characteristics of any other mechanical features are detailed.
- ☐ Measures to protect drainage from tree root damage are clearly shown on any drainage layout.
- ☐ Any areas of necessary ground raising are clearly justified and demarked on a plan, with depths and levels.
- ☐ If the 1% AEP + CCA event floods, then the extent and depth of the flooding is shown on a site plan. This plan includes proposed external ground levels and finished floor levels of buildings.
- ☐ Potential flow routes off site are shown. The plan also includes proposed external ground levels, finished floor levels of buildings and designed slopes on all impermeable surfaces such as highways or car parks.

- ☐ Cross sections and long sections of all open features are provided.
- ☐ Construction detail drawings are site specific.
- ☐ Construction detail drawings are provided for all components including but not limited to:
 - ☐ Infiltration structures
 - ☐ Attenuation structures
 - ☐ Manholes/inspection chambers
 - ☐ Catchpits/silt traps
 - ☐ Flow control devices
 - ☐ Permeable paving
 - ☐ Headwalls
 - ☐ Channel drains
 - ☐ Gullies
 - ☐ Pipe bed and surround
 - ☐ Pipe to pipe connections
 - ☐ Filter strips or drains
 - ☐ Swales
 - ☐ Bio-retention systems
 - ☐ Ponds and wetlands
 - ☐ Tree pits and measures to protect drainage from root incursion
 - ☐ Water treatment features
 - ☐ Green roofs
 - ☐ Measures to protect drainage from tree roots.
 - ☐ Water butts or alternative methods of water reuse – also to be shown on plans.

The following items are requested to aid assessment or confidence in construction:

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

Other

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

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

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

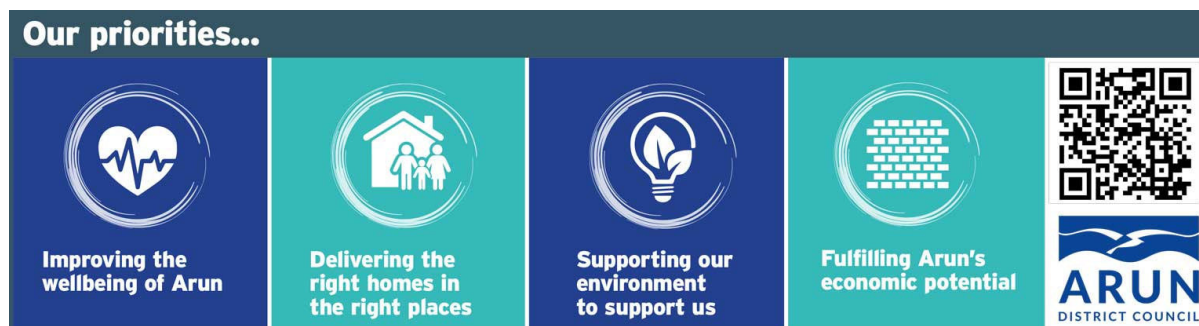
[REDACTED]

Drainage Engineers response

[REDACTED]

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

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 13 August 2025 16:09

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on: P/43/25/PL

Hi Hannah,

Find the consultation – an objection – attached. Apologies for the delay in response.

Kind regards

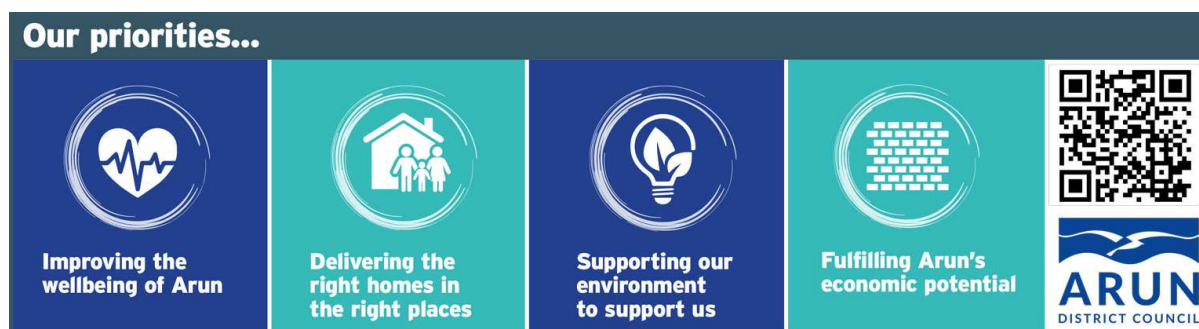
Sarah Burrow

Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 09 May 2025 15:04

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: P/43/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: P/43/25/PL

Registered: 9th May 2025

Site Address: Land to the west of Inglenook Hotel 255 Pagham Road Nyetimber PO21 3QB

Grid Reference: 489119 98725

Description of Works: Demolition of existing storage buildings and the erection of 6 No dwellings and associated works. This application affects the setting of listed buildings, is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

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

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

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

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

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

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

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

Yours sincerely

Hannah Kersley

Planning Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONSULT (ODB) 2020