

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/49/25/DOC	Reviewer Reference:	ADC/EXT4/1
Planning Officer:	Jessica Riches	Date of Review:	07/08/25
Site Name:	Land South of Summer Lane and West of Pagham Road Pagham		
Application Description:	Approval of details reserved by condition imposed under reference P/140/16/OUT relating to condition number 9 - Arboricultural Method Statement and Tree Protection Plan, condition number 10 - surface water drainage scheme , condition number 11 - maintenance and management of the surface water drainage system and condition number 13 - foul drainage system.		
Assessment Number:	1 of 2		

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	Condition 10: Further information required Condition 11: Further information required
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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.	Insufficient

	The same data is necessary to ensure that the potential for buoyancy has been adequately considered in attenuation designs.	
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.	Compliant
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 rates must be restricted to QBAR or 2 l/s/ha, depending on whichever is higher.	Insufficient
	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.	Compliant
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.	Compliant

	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 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
Water quality benefits.	An assessment of water quality is necessary to evidence that the proposed design provides adequate treatment of surface water.	Compliant
Biodiversity and amenity benefits.	The surface water drainage design must provide biodiversity and amenity benefits.	Compliant
Trees and planting	There should be no conflict between surface water drainage infrastructure and existing or proposed trees or planting. The design must consider the potential growth of proposed trees and adequate mitigation must be provided to protect drainage infrastructure where conflict cannot be avoided.	Compliant

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.

Additional information is required from the applicant as provided in the accompanying comment tracker which is important to satisfy the items noted above and ensure a compliant scheme

Condition 10

Wording:

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority, and shall include;

- The design should following 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 Manuel Produced by CIRIA. Winter groundwater monitoring to established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

- The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.

- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

No building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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

- Foul calculations for Outfall F14 D2240 FW Calculations(North)- Outfall F14
- Foul Calculations for Outfall F14 D2240 FW Calculations (south)
- D2240 SW Calculations (Sys1) Outfall S38-3(S278)
- D2240 SW Calculations (Sys 10) Outfall S63
- D2240 SW Calculations (Sys 11) Outfall S21
- D2240 SW Calculations (Sys 12) Outfall S162
- D2240 SW Calculations (Sys 2) Outfall S38 HW-F(S38)
- D2240 SW Calculations (Sys 3) Outfall S23
- D2240 SW Calculations (Sys 4) Outfall S33
- D2240 SW Calculations (Sys 5) Outfall S73
- D2240 SW Calculations (Sys 6) Outfall S99
- D2240 SW Calculations (Sys 8) Outfall S39
- D2240 SW Calculations (Sys 9) Outfall S7
- S104 Longitudinal Sections SW System 3 Sheet 1 000-BPC-WD-ZZ-D-P-1300 Rev A
- S104 Longitudinal Sections SW System 4 Sheet 2 000-BPC-WD-ZZ-D-P-1301 Rev A
- S104 Longitudinal Sections SW System 5 Sheet 3 000-BPC-WD-ZZ-D-P-1302 Rev A
- S104 Longitudinal Sections SW System 6 Sheet 4 000-BPC-WD-ZZ-D-P-1303 Rev A
- S104 Longitudinal Sections SW System 7 Sheet 5 000-BPC-WD-ZZ-D-P-1304
- S104 Longitudinal Sections FW System Sheet 1 000-BPC-WD-ZZ-D-P-1310 Rev B
- S104 Longitudinal Sections FW System Sheet 2 000-BPC-WD-ZZ-D-P-1311 Rev B
- S104 Longitudinal Sections FW System Sheet 3 000-BPC-WD-ZZ-D-P-1312 Rev B
- S104 Longitudinal Sections FW System Sheet 4 000-BPC-WD-ZZ-D-P-1313 Rev B

- S104 Longitudinal sections FW System Sheet 5 000-BPC-WD-ZZ-D_P_1314 Rev B
- Summer Lane South S104 Longitudinal sections SW System 8 Sheet1 000-BPC-WD-ZZ-1320 Rev A
- Summer Lane (SOUTH) S104 Longitudinal sections SW System 9 Sheet 2 000-BPC-WD-ZZ-D_P_1321 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 10 Sheet 3 000-BPC-WD-ZZ-D-P-1322 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 12 Sheet 4 000-BPC-WD-ZZ-D-P-1323 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 11 Sheet 5 000-BPC-WD-ZZ-D-P-1324 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 8 Sheet 6 000-BPC-WD-ZZ-D-P-1325
- S104 Longitudinal Sections FW System Sheet 1 000-BPC-WD-ZZ-D-P-1330 Rev B
- S104 Longitudinal Sections FW System Sheet 2 000-BPC-WD-ZZ-D-P-1331 Rev B
- S104 Longitudinal Sections FW System Sheet 3 000-BPC-WD-ZZ-D-P-1332 Rev B
- S104 Longitudinal Sections FW System Sheet 4 000-BPC-WD-ZZ-D-P-1333 Rev B
- S104 Longitudinal Sections FW System Sheet 5 000-BPC-WD-ZZ-D-P-1334 Rev B
- Drainage Design Sheet 1 of 10 000-BPC-WD_ZZ-D-C-140 Rev B
- Summer Lane NORTH Section 104 Manhole Schedule Sheet 1 000-BPC-WD-ZZ-D-P-1400 Rev E
- Drainage Design Sheet 2 of 10 000-BPC-WD-ZZ-D-C-141 Rev B
- Summer Lane SOUTH Section 104 Manhole Schedule Sheet 1 000-BPC-WD-ZZ-D-P-1410
- Drainage Design Sheet 3 of 10 000-BPC-WD-ZZ-D-C-142 Rev C
- Drainage Design Sheet 4 of 10 000-BPC-WD-ZZ-D-C-143 Rev B
- Drainage Design Sheet 5 of 10 000-BPC-WD-ZZ-D-C-144 Rev B
- Drainage Design Sheet 6 of 10 000-BPC-WD-ZZ-D-C-145 Rev C
- Drainage Design Sheet 7 of 10 000-BPC-WD-ZZ-D-C-146 Rev B
- Drainage Design Sheet 8 of 10 000-BPC-WD-ZZ-D-C-147 Rev C
- Drainage Design Sheet 9 of 10 000-BPC-WD-ZZ-D-C-148 Rev B
- Drainage Design Sheet 10 of 10 000-BPC-WD-ZZ-D-C-149 Rev C
- Summer Lane NORTH Impermeable Areas Sheet 1 of 2 BPC-WD-ZZ-D-C-1500 Rev C
- Summer Lane NORTH Impermeable Areas Sheet 2 of 2 BPC-WD-ZZ-D-C-1501 Rev A
- Summer Lane SOUTH Impermeable Areas Sheet 1 of 2 BPC-WD-ZZ-D-C-1502 Rev B
- Summer Lane SOUTH Impermeable Areas Sheet 2 of 2 BPC-WD-ZZ-D-C-1503 Rev B
- Summer Lane NORTH Impermeable Area Schedule BPC-WD-ZZ-D-C-1510 Rev A
- Summer Lane SOUTH Impermeable Area Schedule Sheet 1 of 2 BPC-WD-ZZ-D-C-1520
- Summer Lane SOUTH Impermeable Area Schedule Sheet 2 of 2 BPC-WD-ZZ-D-C-1521
- S104 Foul Rising Main Long Section Sht 1 000- BPC-WD-ZZ-D-P-1600
- S104 Foul Rising Main Long Section Sht 2 000- BPC-WD-ZZ-D-P-1601
- Levels Design Sheet 1 of 10 000- BPC-WD-ZZ-D-C-180 Rev A
- Levels Design Sheet 2 of 10 000- BPC-WD-ZZ-D-C-181 Rev A
- Levels Design Sheet 3 of 10 000- BPC-WD-ZZ-D-C-182 Rev A
- Levels Design Sheet 4 of 10 000- BPC-WD-ZZ-D-C-183 Rev A
- Levels Design Sheet 5 of 10 000- BPC-WD-ZZ-D-C-184 Rev A
- Levels Design Sheet 6 of 10 000- BPC-WD-ZZ-D-C-185 Rev A
- Levels Design Sheet 7 of 10 000- BPC-WD-ZZ-D-C-186 Rev A
- Levels Design Sheet 8 of 10 000- BPC-WD-ZZ-D-C-187 Rev A

- Levels Design Sheet 9 of 10 000- BPC-WD-ZZ-D-C-188 Rev A
- Levels Design Sheet 10 of 10 000- BPC-WD-ZZ-D-C-189 Rev A
- S104 Detention Basin Sections Sheet 1 of 7 000- BPC-WD-ZZ-D-C-2001 Rev C
- S104 Detention Basin Sections Sheet 2 of 7 000- BPC-WD-ZZ-D-C-2002 Rev C
- S104 Detention Basin Sections Sheet 3 of 7 000- BPC-WD-ZZ-D-C-2003 Rev C
- S104 Detention Basin Sections Sheet 4 of 7 000- BPC-WD-ZZ-D-C-2004 Rev D
- S104 Detention Basin Sections Sheet 5 of 7 000- BPC-WD-ZZ-D-C-2005 Rev D
- S104 Detention Basin Sections Sheet 6 of 7 000- BPC-WD-ZZ-D-C-2006 Rev D
- S104 Detention Basin Sections Sheet 7 of 7 000- BPC-WD-ZZ-D-C-2007 Rev C
- S104 Detention Basin Sections Sheet 1 of 13 000- BPC-WD-ZZ-D-C-2100 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 2 of 13 000- BPC-WD-ZZ-D-C-2101 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 3 of 13 000- BPC-WD-ZZ-D-C-2102 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 4 of 13 000- BPC-WD-ZZ-D-C-2103 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 5 of 13 000- BPC-WD-ZZ-D-C-2104 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 6 of 13 000- BPC-WD-ZZ-D-C-2105 Rev B (POND SOUTH)
- S104 Detention Basin Sections Sheet 7 of 13 000- BPC-WD-ZZ-D-C-2106 Rev B (POND SOUTH)
- S104 Detention Basin Sections Sheet 8 of 13 000- BPC-WD-ZZ-D-C-2107 (POND SOUTH)
- S104 Detention Basin Sections Sheet 9 of 13 000- BPC-WD-ZZ-D-C-2108 (POND SOUTH)
- S104 Detention Basin Sections Sheet 10 of 13 000- BPC-WD-ZZ-D-C-2109 (POND SOUTH)
- S104 Detention Basin Sections Sheet 11 of 13 000- BPC-WD-ZZ-D-C-211A (POND SOUTH)
- S104 Detention Basin Sections Sheet 12 of 13 000- BPC-WD-ZZ-D-C-2111 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 13 of 13 000- BPC-WD-ZZ-D-C-2112 (POND SOUTH)
- Drainage Design Central Parcel 000- BPC-WD-ZZ-D-C-242 Rev A
- S104 Detention Basin Levels Design Central Parcel 000- BPC-WD-ZZ-D-C-282 Rev A
- Summer Lane NORTH Maintenance Plan Sheet 1 000- BPC-WD-ZZ-D-C-3000
- Summer Lane NORTH Maintenance Plan Sheet 2 000- BPC-WD-ZZ-D-C-3001
- Summer Lane SOUTH Maintenance Plan Sheet 1 000- BPC-WD-ZZ-D-C-3100
- Summer Lane SOUTH Maintenance Plan Sheet 2 000- BPC-WD-ZZ-D-C-3101
- Summer Lane NORTH OWC Existing Site Plan Access Road (S278/38 Works) 000- BPC-WD-ZZ-D-P-4000 Rev D
- Summer Lane NORTH OWC Proposed Site Plan S278/38 Works)000- BPC-WD-ZZ-D-P-4001 Rev D
- Summer Lane NORTH OWC Access Road Cross Sections 000- BPC-WD-ZZ-D-H-4002 Rev A
- Summer Lane NORTH OWC Long Sections and Schedule Access Road (S278/38 Works) 000- BPC-WD-ZZ-D-P-4003 Rev A
- Summer Lane NORTH OWC Existing Site Plan North Parcel 000- BPC-WD-ZZ-D-P-4010 Rev A
- Summer Lane NORTH OWC Proposed Site Plan North Parcel 000- BPC-WD-ZZ-D-P-4011 Rev A
- Summer Lane NORTH OWC Long and Cross Sections North Parcel Watercourse Improvement 000- BPC-WD-ZZ-D-P-4012 Rev B
- Drainage Design Sheet 1 of 10 000- BPC-WD-ZZ-D-P-41 Rev I
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Existing Site Plan 000-BPC-WD-ZZ-P-4100 Rev B
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Proposed Site Plan 000-BPC-WD-ZZ-P-4101 Rev B

- Summer Lane (NORTH) Arun Land Drainage Consent Cross Sections 000-BPC-WD-ZZ-H-4102 Rev C
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Long Sections Sht 1 of 3 000-BPC-WD-ZZ-P-4103 Rev A
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Long Section Sht 2 of 3 000-BPC-WD-ZZ-P-4104 Rev A
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Long Section Sht 3 of 3 000-BPC-WD-ZZ-P-4105
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Existing Site Plan Sht 2 000-BPC-WD-ZZ-P-4107
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Proposed Site Plan Sht 2 000-BPC-WD-ZZ-P-4108
- Drainage Design Sheet 2 of 10 000- BPC-WD-ZZ-D-P-42 Rev H
- Summer Lane (SOUTH) OWC Existing Site Plan 000-BPC-WD-ZZ-P-4200
- Summer Lane (SOUTH) OWC Proposed Site Plan 000-BPC-WD-ZZ-P-4201
- Summer Lane (SOUTH) OWC Cross -Sections 000-BPC-WD-ZZ-D-H-4202
- Summer Lane (SOUTH) OWC Long Sections and Schedule 000-BPC-WD-ZZ-D-H-4204
- Summer Lane (SOUTH) OWC Watercourse Long and Cross Sections 000-BPC-WD-ZZ-D-P-4205
- Drainage Design Sheet 3 of 10 000- BPC-WD-ZZ-D-P-43 Rev I
- Summer Lane (SOUTH) Arun Land Drainage Byelaws Consent Existing Site Plan 000-BPC-WD-ZZ-D-P-4300
- Summer Lane (SOUTH) Arun Land Drainage Byelaws Consent Proposed Site Plan 000-BPC-WD-ZZ-D-P-4301
- Summer Lane (SOUTH) Arun Land Drainage Consent Cross Sections 000-BPC-WD-ZZ-D-H-4302
- Summer Lane (NORTH) Arun Land Drainage Consent Long Sections 000-BPC-WD-ZZ-D-P-4304
- Drainage Design Sheet 4 of 10 000- BPC-WD-ZZ-D-P-44 Rev H
- Drainage Design Sheet 5 of 10 000- BPC-WD-ZZ-D-P-45 Rev D
- Drainage Design Sheet 6 of 10 000- BPC-WD-ZZ-D-P-46 Rev D
- Drainage Design Sheet 7 of 10 000- BPC-WD-ZZ-D-P-47 Rev D
- Drainage Design Sheet 8 of 10 000- BPC-WD-ZZ-D-P-48 Rev D
- Drainage Design Sheet 9 of 10 000- BPC-WD-ZZ-D-P-49 Rev D
- Drainage Design Sheet 10 of 10 000- BPC-WD-ZZ-D-P-50 Rev C
- Summer Lane (NORTH) S104 Legal Agreement Plan sheet 1 of 2 000-BPC-WD-ZZ-D-C-6000 Rev G
- Summer Lane (NORTH) S104 Legal Agreement Plan sheet 2 of 2 000-BPC-WD-ZZ-D-C-6001 Rev D
- Summer Lane (NORTH) S104 Construction Details Sheet 1 000-BPC-WD-ZZ-D-C-6002 Rev A
- Summer Lane (NORTH) S104 Construction Details Sheet 2 000-BPC-WD-ZZ-D-C-6003 Rev A
- Private Drainage Details Sheet 1 000-BPC-WD-ZZ-D-C-6020
- Private Drainage Details Sheet 2 000-BPC-WD-ZZ-D-C-6021
- Private Drainage Details Sheet 3 000-BPC-WD-ZZ-D-C-6022
- S104 Pumping Station GA Sheet 1 of 2 000-BPC-WD-ZZ-D-C-6030
- S104 Pumping Station GA Sheet 2 of 2 000-BPC-WD-ZZ-D-P-6031
- Summer Lane (SOUTH) S104 Legal Agreement Plan Sheet 1 of 2 000-BPC-WD-ZZ-D-C-6100 Rev B
- Summer Lane (SOUTH) S104 Legal Agreement Plan Sheet 2 of 2 000-BPC-WD-ZZ-D-P-6101 Rev A
- Summer Lane (SOUTH) S104 Construction Details Sheet 1 000-BPC-WD-ZZ-D-C-6102
- Summer Lane (SOUTH) S104 Construction Details Sheet 2 000-BPC-WD-ZZ-D-C-6103 Rev A
- Summer Lane (SOUTH) Private Drainage Details Sheet 1 000-BPC-WD-ZZ-D-C-6120

- Summer Lane (SOUTH) Private Drainage Details Sheet 2 000-BPC-WD-ZZ-D-C-6121
- Summer Lane (SOUTH) Private Drainage Details Sheet 3 000-BPC-WD-ZZ-D-C-6122
- Levels Design Sheet 1 of 10 000- BPC-WD-ZZ-D-P-81 Rev A
- Levels Design Sheet 2 of 10 000- BPC-WD-ZZ-D-P-82 Rev A
- Levels Design Sheet 3 of 10 000- BPC-WD-ZZ-D-P-83 Rev A
- Levels Design Sheet 4 of 10 000- BPC-WD-ZZ-D-P-84 Rev A
- Levels Design Sheet 5 of 10 000- BPC-WD-ZZ-D-P-85
- Levels Design Sheet 6 of 10 000- BPC-WD-ZZ-D-P-86 Rev A
- Levels Design Sheet 7 of 10 000- BPC-WD-ZZ-D-P-47 Rev A
- Levels Design Sheet 8 of 10 000- BPC-WD-ZZ-D-P-48 Rev A
- Levels Design Sheet 9 of 10 000- BPC-WD-ZZ-D-P-89 Rev A
- Levels Design Sheet 10 of 10 000- BPC-WD-ZZ-D-P-90 Rev A
- Summer Lane (NORTH)Geotechnical Testing Location Plan 000-BPC-WD-ZZ-P-SK06 Rev E
- Summer Lane (SOUTH)Geotechnical Testing Location Plan Sht 1 000-BPC-WD-ZZ-P-SK07.1 RevC
- Summer Lane (SOUTH)Geotechnical Testing Location Plan Sht 2 000-BPC-WD-ZZ-P-SK07.2 Rev C
- SFA 10B Headwall 3 Sided KEE KLAMP
- Arboricultural Method Statement 3.2.25
- Covering letter
- Surface Water Management and Maintenance Schedule D2240/DS/1.0 8 May 2025
- Flow Controls Table North
- Flow Control Tables South
- D2240 Headwall Table NORTH
- D2240 Headwall Table SOUTH
- Surface Water Management and Maintenance Schedule D2240/DS/1.0 8 May 2025
- Surface Water Management and Maintenance Schedule D2240/MMS/1.0 4 February 2025 (Part1)
- Updated Geotechnical Ground Investigation Report GWPR5982/GIR/September 2024 V1.02
- HQT-167848 Sales Quote NORTH Spec by Hydro
- HQT-170823 Sales Quote SOUTH Spec by Hydro
- JL Edit Water Monitoring Pagham 28.03.22
- LDC-2025-022 Land Drainage Consent Approval Letter 24.04.25
- LDC-2025-022 Land Drainage Consent
- Covering email dated 27.11.20 with P14405 Ground Water Monitoring Results
- Email with Flow Control Specification NORTH
- Email with Flow Control Specification SOUTH
- Ordinary Watercourse Consent Application WSCC-710897014
- Ground Water Monitoring Results Report No P14405
- SFA10 Headwall Data sheet and Installation Guide
- Technical Approval Certificate Pagham Road (North Parcel)
- Water Monitoring Pagham 28.03.22
- Water monitoring Pagham 31.01.22

Condition 11

Wording:

Development shall not 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.

The following documents have been submitted and reviewed to inform this consultation with reference to sur

face water drainage:

- Foul calculations for Outfall F14 D2240 FW Calculations(North)- Outfall F14
- Foul Calculations for Outfall F14 D2240 FW Calculations (south)
- D2240 SW Calculations (Sys1) Outfall S38-3(S278)
- D2240 SW Calculations (Sys 10) Outfall S63
- D2240 SW Calculations (Sys 11) Outfall S21
- D2240 SW Calculations (Sys 12) Outfall S162
- D2240 SW Calculations (Sys 2) Outfall S38 HW-F(S38)
- D2240 SW Calculations (Sys 3) Outfall S23
- D2240 SW Calculations (Sys 4) Outfall S33
- D2240 SW Calculations (Sys 5) Outfall S73
- D2240 SW Calculations (Sys 6) Outfall S99
- D2240 SW Calculations (Sys 8) Outfall S39
- D2240 SW Calculations (Sys 9) Outfall S7
- S104 Longitudinal Sections SW System 3 Sheet 1 000-BPC-WD-ZZ-D-P-1300 Rev A
- S104 Longitudinal Sections SW System 4 Sheet 2 000-BPC-WD-ZZ-D-P-1301 Rev A
- S104 Longitudinal Sections SW System 5 Sheet 3 000-BPC-WD-ZZ-D-P-1302 Rev A
- S104 Longitudinal Sections SW System 6 Sheet 4 000-BPC-WD-ZZ-D-P-1303 Rev A
- S104 Longitudinal Sections SW System 7 Sheet 5 000-BPC-WD-ZZ-D-P-1304
- S104 Longitudinal Sections FW System Sheet 1 000-BPC-WD-ZZ-D-P-1310 Rev B
- S104 Longitudinal Sections FW System Sheet 2 000-BPC-WD-ZZ-D-P-1311 Rev B
- S104 Longitudinal Sections FW System Sheet 3 000-BPC-WD-ZZ-D-P-1312 Rev B
- S104 Longitudinal Sections FW System Sheet 4 000-BPC-WD-ZZ-D-P-1313 Rev B
- S104 Longitudinal sections FW System Sheet 5 000-BPC-WD-ZZ-D_P_1314 Rev B
- Summer Lane South S104 Longitudinal sections SW System 8 Sheet1 000-BPC-WD-ZZ-1320 Rev A
- Summer Lane (SOUTH) S104 Longitudinal sections SW System 9 Sheet 2 000-BPC-WD-ZZ-D_P_1321 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 10 Sheet 3 000-BPC-WD-ZZ-D-P-1322 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 12 Sheet 4 000-BPC-WD-ZZ-D-P-1323 Rev A

- Summer Lane SOUTH S104 Longitudinal Sections SW System 11 Sheet 5 000-BPC-WD-ZZ-D-P-1324 Rev A
- Summer Lane SOUTH S104 Longitudinal Sections SW System 8 Sheet 6 000-BPC-WD-ZZ-D-P-1325
- S104 Longitudinal Sections FW System Sheet 1 000-BPC-WD-ZZ-D-P-1330 Rev B
- S104 Longitudinal Sections FW System Sheet 2 000-BPC-WD-ZZ-D-P-1331 Rev B
- S104 Longitudinal Sections FW System Sheet 3 000-BPC-WD-ZZ-D-P-1332 Rev B
- S104 Longitudinal Sections FW System Sheet 4 000-BPC-WD-ZZ-D-P-1333 Rev B
- S104 Longitudinal Sections FW System Sheet 5 000-BPC-WD-ZZ-D-P-1334 Rev B
- Drainage Design Sheet 1 of 10 000-BPC-WD_ZZ-D-C-140 Rev B
- Summer Lane NORTH Section 104 Manhole Schedule Sheet 1 000-BPC-WD-ZZ-D-P-1400 Rev E
- Drainage Design Sheet 2 of 10 000-BPC-WD-ZZ-D-C-141 Rev B
- Summer Lane SOUTH Section 104 Manhole Schedule Sheet 1 000-BPC-WD-ZZ-D-P-1410
- Drainage Design Sheet 3 of 10 000-BPC-WD-ZZ-D-C-142 Rev C
- Drainage Design Sheet 4 of 10 000-BPC-WD-ZZ-D-C-143 Rev B
- Drainage Design Sheet 5 of 10 000-BPC-WD-ZZ-D-C-144 Rev B
- Drainage Design Sheet 6 of 10 000-BPC-WD-ZZ-D-C-145 Rev C
- Drainage Design Sheet 7 of 10 000-BPC-WD-ZZ-D-C-146 Rev B
- Drainage Design Sheet 8 of 10 000-BPC-WD-ZZ-D-C-147 Rev C
- Drainage Design Sheet 9 of 10 000-BPC-WD-ZZ-D-C-148 Rev B
- Drainage Design Sheet 10 of 10 000-BPC-WD-ZZ-D-C-149 Rev C
- Summer Lane NORTH Impermeable Areas Sheet 1 of 2 BPC-WD-ZZ-D-C-1500 Rev C
- Summer Lane NORTH Impermeable Areas Sheet 2 of 2 BPC-WD-ZZ-D-C-1501 Rev A
- Summer Lane SOUTH Impermeable Areas Sheet 1 of 2 BPC-WD-ZZ-D-C-1502 Rev B
- Summer Lane SOUTH Impermeable Areas Sheet 2 of 2 BPC-WD-ZZ-D-C-1503 Rev B
- Summer Lane NORTH Impermeable Area Schedule BPC-WD-ZZ-D-C-1510 Rev A
- Summer Lane SOUTH Impermeable Area Schedule Sheet 1 of 2 BPC-WD-ZZ-D-C-1520
- Summer Lane SOUTH Impermeable Area Schedule Sheet 2 of 2 BPC-WD-ZZ-D-C-1521
- S104 Foul Rising Main Long Section Sht 1 000- BPC-WD-ZZ-D-P-1600
- S104 Foul Rising Main Long Section Sht 2 000- BPC-WD-ZZ-D-P-1601
- Levels Design Sheet 1 of 10 000- BPC-WD-ZZ-D-C-180 Rev A
- Levels Design Sheet 2 of 10 000- BPC-WD-ZZ-D-C-181 Rev A
- Levels Design Sheet 3 of 10 000- BPC-WD-ZZ-D-C-182 Rev A
- Levels Design Sheet 4 of 10 000- BPC-WD-ZZ-D-C-183 Rev A
- Levels Design Sheet 5 of 10 000- BPC-WD-ZZ-D-C-184 Rev A
- Levels Design Sheet 6 of 10 000- BPC-WD-ZZ-D-C-185 Rev A
- Levels Design Sheet 7 of 10 000- BPC-WD-ZZ-D-C-186 Rev A
- Levels Design Sheet 8 of 10 000- BPC-WD-ZZ-D-C-187 Rev A
- Levels Design Sheet 9 of 10 000- BPC-WD-ZZ-D-C-188 Rev A
- Levels Design Sheet 10 of 10 000- BPC-WD-ZZ-D-C-189 Rev A
- S104 Detention Basin Sections Sheet 1 of 7 000- BPC-WD-ZZ-D-C-2001 Rev C
- S104 Detention Basin Sections Sheet 2 of 7 000- BPC-WD-ZZ-D-C-2002 Rev C
- S104 Detention Basin Sections Sheet 3 of 7 000- BPC-WD-ZZ-D-C-2003 Rev C
- S104 Detention Basin Sections Sheet 4 of 7 000- BPC-WD-ZZ-D-C-2004 Rev D

- S104 Detention Basin Sections Sheet 5 of 7 000- BPC-WD-ZZ-D-C-2005 Rev D
- S104 Detention Basin Sections Sheet 6 of 7 000- BPC-WD-ZZ-D-C-2006 Rev D
- S104 Detention Basin Sections Sheet 7 of 7 000- BPC-WD-ZZ-D-C-2007 Rev C
- S104 Detention Basin Sections Sheet 1 of 13 000- BPC-WD-ZZ-D-C-2100 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 2 of 13 000- BPC-WD-ZZ-D-C-2101 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 3 of 13 000- BPC-WD-ZZ-D-C-2102 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 4 of 13 000- BPC-WD-ZZ-D-C-2103 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 5 of 13 000- BPC-WD-ZZ-D-C-2104 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 6 of 13 000- BPC-WD-ZZ-D-C-2105 Rev B (POND SOUTH)
- S104 Detention Basin Sections Sheet 7 of 13 000- BPC-WD-ZZ-D-C-2106 Rev B (POND SOUTH)
- S104 Detention Basin Sections Sheet 8 of 13 000- BPC-WD-ZZ-D-C-2107 (POND SOUTH)
- S104 Detention Basin Sections Sheet 9 of 13 000- BPC-WD-ZZ-D-C-2108 (POND SOUTH)
- S104 Detention Basin Sections Sheet 10 of 13 000- BPC-WD-ZZ-D-C-2109 (POND SOUTH)
- S104 Detention Basin Sections Sheet 11 of 13 000- BPC-WD-ZZ-D-C-211A (POND SOUTH)
- S104 Detention Basin Sections Sheet 12 of 13 000- BPC-WD-ZZ-D-C-2111 Rev A (POND SOUTH)
- S104 Detention Basin Sections Sheet 13 of 13 000- BPC-WD-ZZ-D-C-2112 (POND SOUTH)
- Drainage Design Central Parcel 000- BPC-WD-ZZ-D-C-242 Rev A
- S104 Detention Basin Levels Design Central Parcel 000- BPC-WD-ZZ-D-C-282 Rev A
- Summer Lane NORTH Maintenance Plan Sheet 1 000- BPC-WD-ZZ-D-C-3000
- Summer Lane NORTH Maintenance Plan Sheet 2 000- BPC-WD-ZZ-D-C-3001
- Summer Lane SOUTH Maintenance Plan Sheet 1 000- BPC-WD-ZZ-D-C-3100
- Summer Lane SOUTH Maintenance Plan Sheet 2 000- BPC-WD-ZZ-D-C-3101
- Summer Lane NORTH OWC Existing Site Plan Access Road (S278/38 Works) 000- BPC-WD-ZZ-D-P-4000 Rev D
- Summer Lane NORTH OWC Proposed Site Plan S278/38 Works)000- BPC-WD-ZZ-D-P-4001 Rev D
- Summer Lane NORTH OWC Access Road Cross Sections 000- BPC-WD-ZZ-D-H-4002 Rev A
- Summer Lane NORTH OWC Long Sections and Schedule Access Road (S278/38 Works) 000- BPC-WD-ZZ-D-P-4003 Rev A
- Summer Lane NORTH OWC Existing Site Plan North Parcel 000- BPC-WD-ZZ-D-P-4010 Rev A
- Summer Lane NORTH OWC Proposed Site Plan North Parcel 000- BPC-WD-ZZ-D-P-4011 Rev A
- Summer Lane NORTH OWC Long and Cross Sections North Parcel Watercourse Improvement 000- BPC-WD-ZZ-D-P-4012 Rev B
- Drainage Design Sheet 1 of 10 000- BPC-WD-ZZ-D-P-41 Rev I
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Existing Site Plan 000-BPC-WD-ZZ-P-4100 Rev B
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Proposed Site Plan 000-BPC-WD-ZZ-P-4101 Rev B
- Summer Lane (NORTH) Arun Land Drainage Consent Cross Sections 000-BPC-WD-ZZ-H-4102 Rev C
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Long Sections Sht 1 of 3 000-BPC-WD-ZZ-P-4103 Rev A
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Long Section Sht 2 of 3 000-BPC-WD-ZZ-P-4104 Rev A
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Long Section Sht 3 of 3 000-BPC-WD-ZZ-P-4105

- Summer Lane (NORTH) OWC Arun Land Drainage Consent Existing Site Plan Sht 2 000-BPC-WD-ZZ-P-4107
- Summer Lane (NORTH) OWC Arun Land Drainage Consent Proposed Site Plan Sht2 000-BPC-WD-ZZ-P-4108
- Drainage Design Sheet 2 of 10 000- BPC-WD-ZZ-D-P-42 Rev H
- Summer Lane (SOUTH) OWC Existing Site Plan 000-BPC-WD-ZZ-P-4200
- Summer Lane (SOUTH) OWC Proposed Site Plan 000-BPC-WD-ZZ-P-4201
- Summer Lane (SOUTH) OWC Cross -Sections 000-BPC-WD-ZZ-D-H-4202
- Summer Lane (SOUTH) OWC Long Sections and Schedule 000-BPC-WD-ZZ-D-H-4204
- Summer Lane (SOUTH) OWC Watercourse Long and Cross Sections 000-BPC-WD-ZZ-D-P-4205
- Drainage Design Sheet 3 of 10 000- BPC-WD-ZZ-D-P-43 Rev I
- Summer Lane (SOUTH) Arun Land Drainage Byelaws Consent Existing Site Plan 000-BPC-WD-ZZ-D-P-4300
- Summer Lane (SOUTH) Arun Land Drainage Byelaws Consent Proposed Site Plan 000-BPC-WD-ZZ-D-P-4301
- Summer Lane (SOUTH) Arun Land Drainage Consent Cross Sections 000-BPC-WD-ZZ-D-H-4302
- Summer Lane (NORTH) Arun Land Drainage Consent Long Sections 000-BPC-WD-ZZ-D-P-4304
- Drainage Design Sheet 4 of 10 000- BPC-WD-ZZ-D-P-44 Rev H
- Drainage Design Sheet 5 of 10 000- BPC-WD-ZZ-D-P-45 Rev D
- Drainage Design Sheet 6 of 10 000- BPC-WD-ZZ-D-P-46 Rev D
- Drainage Design Sheet 71 of 10 000- BPC-WD-ZZ-D-P-47 Rev D
- Drainage Design Sheet 8 of 10 000- BPC-WD-ZZ-D-P-48 Rev D
- Drainage Design Sheet 9 of 10 000- BPC-WD-ZZ-D-P-49 Rev D
- Drainage Design Sheet 10 of 10 000- BPC-WD-ZZ-D-P-50 Rev C
- Summer Lane (NORTH) S104 Legal Agreement Plan sheet 1of 2 000-BPC-WD-ZZ-D-C-6000 Rev G
- Summer Lane (NORTH) S104 Legal Agreement Plan sheet 2 of 2 000-BPC-WD-ZZ-D-C-6001 Rev D
- Summer Lane (NORTH) S104 Construction Details Sheet 1 000-BPC-WD-ZZ-D-C-6002 Rev A
- Summer Lane (NORTH) S104 Construction Details Sheet 2 000-BPC-WD-ZZ-D-C-6003 Rev A
- Private Drainage Details Sheet 1 000-BPC-WD-ZZ-D-C-6020
- Private Drainage Details Sheet 2 000-BPC-WD-ZZ-D-C-6021
- Private Drainage Details Sheet 3 000-BPC-WD-ZZ-D-C-6022
- S104 Pumping Station GA Sheet 1 of 2 000-BPC-WD-ZZ-D-C-6030
- S104 Pumping Station GA Sheet 2 of 2 000-BPC-WD-ZZ-D-P-6031
- Summer Lane (SOUTH) S104 Legal Agreement Plan Sheet 1 of 2 000-BPC-WD-ZZ-D-C-6100 Rev B
- Summer Lane (SOUTH) S104 Legal Agreement Plan Sheet 2 of 2 000-BPC-WD-ZZ-D-P-6101 Rev A
- Summer Lane (SOUTH) S104 Construction Details Sheet1 000-BPC-WD-ZZ-D-C-6102
- Summer Lane (SOUTH) S104 Construction Details Sheet 2 000-BPC-WD-ZZ-D-C-6103 Rev A
- Summer Lane (SOUTH) Private Drainage Details Sheet 1 000-BPC-WD-ZZ-D-C-6120
- Summer Lane (SOUTH) Private Drainage Details Sheet 2 000-BPC-WD-ZZ-D-C-6121
- Summer Lane (SOUTH) Private Drainage Details Sheet 3 000-BPC-WD-ZZ-D-C-6122
- Levels Design Sheet 1 of 10 000- BPC-WD-ZZ-D-P-81 Rev A
- Levels Design Sheet 2 of 10 000- BPC-WD-ZZ-D-P-82 Rev A
- Levels Design Sheet 3 of 10 000- BPC-WD-ZZ-D-P-83 Rev A
- Levels Design Sheet 4 of 10 000- BPC-WD-ZZ-D-P-84 Rev A

- Levels Design Sheet 5 of 10 000- BPC-WD-ZZ-D-P-85
- Levels Design Sheet 6 of 10 000- BPC-WD-ZZ-D-P-86 Rev A
- Levels Design Sheet 7 of 10 000- BPC-WD-ZZ-D-P-47 Rev A
- Levels Design Sheet 8 of 10 000- BPC-WD-ZZ-D-P-48 Rev A
- Levels Design Sheet 9 of 10 000- BPC-WD-ZZ-D-P-89 Rev A
- Levels Design Sheet 10 of 10 000- BPC-WD-ZZ-D-P-90 Rev A
- Summer Lane (NORTH)Geotechnical Testing Location Plan 000-BPC-WD-ZZ-P-SK06 Rev E
- Summer Lane (SOUTH)Geotechnical Testing Location Plan Sht 1 000-BPC-WD-ZZ-P-SK07.1 RevC
- Summer Lane (SOUTH)Geotechnical Testing Location Plan Sht 2 000-BPC-WD-ZZ-P-SK07.2 Rev C
- SFA 10B Headwall 3 Sided KEE KLAMP
- Arboricultural Method Statement 3.2.25
- Covering letter
- Surface Water Management and Maintenance Schedule D2240/DS/1.0 8 May 2025
- Flow Controls Table North
- Flow Control Tables South
- D2240 Headwall Table NORTH
- D2240 Headwall Table SOUTH
- Surface Water Management and Maintenance Schedule D2240/DS/1.0 8 May 2025
- Surface Water Management and Maintenance Schedule D2240/MMS/1.0 4 February 2025 (Part1)
- Updated Geotechnical Ground Investigation Report GWPR5982/GIR/September 2024 V1.02
- HQT-167848 Sales Quote NORTH Spec by Hydro
- HQT-170823 Sales Quote SOUTH Spec by Hydro
- JL Edit Water Monitoring Pagham 28.03.22
- LDC-2025-022 Land Drainage Consent Approval Letter 24.04.25
- LDC-2025-022 Land Drainage Consent
- Covering email dated 27.11.20 with P14405 Ground Water Monitoring Results
- Email with Flow Control Specification NORTH
- Email with Flow Control Specification SOUTH
- Ordinary Watercourse Consent Application WSCC-710897014
- Ground Water Monitoring Results Report No P14405
- SFA10 Headwall Data sheet and Installation Guide
- Technical Approval Certificate Pagham Road (North Parcel)
- Water Monitoring Pagham 28.03.22
- Water monitoring Pagham 31.01.22

Application Reference: P/49/25/DOC Site Name: Land South of Summer Lane and West of Pagham Road Pagham	Initial Issue Date: 06/08/25 Issue Date: 07/08/25 Reviewer Reference: ADC/EXT4/1
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Summary and Recommendation:

Condition 10: **Further information required**

Condition 11: **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 [P/14/25/DOC]	ADC Drainage Comments			
Date:	26/03/2025	06/08/25			
Condition Number: 10 [Surface water drainage design]					
Comment Number					
1.	Provide groundwater monitoring taken at the winter months (October-March) unless it has been assumed that the groundwater is reaching the ground level which should be reflected at the flotation calculations.	Based on a review of the information provided, it appears that whilst groundwater monitoring appears to have been provided from January to March in the updated monitoring there doesn't appear to be records for October to December? A review of the flotation calculations don't appear to assume groundwater as reaching ground level. Please either provided updated flotation calculations or full winter groundwater monitoring to cover from a period of October to March			
2.	Provide construction detail drawings and the relevant hydraulic calculations.	Thank you these are now received. The only items that may need further review is the SuDS basins details subject to the updated flotation calculations or full period of winter groundwater monitoring			
3.	Show pipe material bending type and gradient at the surface water layout drawings for both the private and the adopted surface water drainage	Thank you these are now reflected on the provided drainage construction details, we have no further comments on these/			
4.	Provide surface water hydraulic modelling calculations for both the private and the adopted surface water drainage.	Thank you these are now provided in the calculations. Please review the peak discharge rate from Network 12 calculations as noted the simulated peak flows as 3.491l/s but the table in paragraph 2.3.3 of the Design Statement indicates a rate of 2l/s should be used. It may be the overall rate of discharge from the southern part is still 11l/s but please confirm			
5.	The flotation calculations for the detention basins should contain different factor of safety. A Factor of Safety of 1.1 should be applied to disturbing forces and a Factor of Safety of 0.9 should be applied to resisting forces.	These don't appear to have been applied to the updated calculations with an overall FoS of 1.2 being applied as noted in 2.8.2 of the Design Statemen, which would be			

		acceptable but please review flotation calculations if required per item 1 above			
6.	Provide manhole schedule for both the private and the adopted surface water drainage.	Adoptable drainage schedules provided but there doesn't appear to be schedules provided for the private surface water, please can you provide this information as well			
7.	Provide construction issue level for all the drainage details.	Now proved thank you . Item is now closed			
8.	Provide a proposed levels plan.	Provided and no further comments. Item is closed			
9.	Provide Ordinary Watercourse Consent by Arun District Council.	Please provided a copy of this once received.			
10.	For System 4 and 6 with discharge rate 1l/s each. Show which adequate blockage prevention measures are incorporated.	Thank you received on drawing 000-BPC-WD-ZZ-D-C-6003-A. No further comments			
11.	Provide the impermeable area plans that have been used for the hydraulic calculations.	Thank you now provided in sheets. No further comments			
12.	Confirm that the basins contain freeboard of 300mm above the 1 in 100 year +cc event water level.	Please review calculations and SuDS design sections, it appears in some cases that a freeboard of 300mm is not achieved., for example pond at S43			
13.	Silt traps must be provided upstream of all connections into attenuating structures.	Please review this item, as it doesn't appear than catchpits are provided on the manholes directly upstream from the attenuation features.			
14.	Provide Infiltration testing undertaken during the wet winter months, (October to March) and in line with BRE365.	Thank you noted, confirmation from design statement. Item is now closed			
15.	Provide the typical winter water levels in that watercourses	Please provide this information, as its not clear where this is currently provided			

Condition Number: 11 [SuDS management and maintenance]

Comment Number					
1.	Include the approved design drawings in the document.	Please provide this information within the Maintenance Plan			
2.	Provide information regarding the green waste and organic sediments arising from the maintenance activities disposal locations. Additionally, any other waste from maintenance activities should be also listed and provide disposal location.	Please provide this information in the maintenance schedule			
3.	Health and safety risks of maintenance activities are assessed. Identify health and safety risks of maintenance activities and provide action plans and method statements to mitigate the risks.	Please provide this information			
4.	A periodic evaluation of the maintenance regime should be scheduled. There should also be a formal procedure in place to allow for changes to the regime following evaluation. Finally, advice should be provided as to what to do if alterations are to be made to the development or, works are to be carried out which may affect the surface water drainage system.	Please provide this information			

5.		Please provide more information on the maintenance schedule with respects to inspection, maintenance etc.. for the private permeable paving, pipework, gullies, manholes etc....			

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.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 12 August 2025 09:46
To: Planning Scanning
Subject: FW: Planning Consultation on: P/49/25/DOC
Attachments: P-49-25-DOC - South of Summer Lane Comment Tracker.docx; P-49-25-DOC South of Summer Lane.docx

Drainage Engineers response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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>



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 11 August 2025 12:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>; Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: Planning Consultation on: P/49/25/DOC

Please find enclosed our consultants consultation.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Wednesday, April 23, 2025 10:55:03 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: P/49/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	P/49/25/DOC
Registered:	22nd April 2025
Site Address:	Land South of Summer Lane and West of Pagham Road Pagham
Description of Works:	Approval of details reserved by condition imposed under reference P/140/16/OUT relating to condition number 9 - Arboricultural Method Statement and Tree Protection Plan, condition number 10 - surface water drainage scheme, condition number 11 - maintenance and management of the surface water drainage system and condition number 13 - foul drainage system.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the 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.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **8th May 2025**.

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.

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

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk