



Land North of Langnersh House – Lower Bognor Road Lagness – Chichester
Arun District

Post Code PO20 1LW

NGR SU 90241 24592 + - 3m

BRE 365 Soakaway Design Tests (two locations)

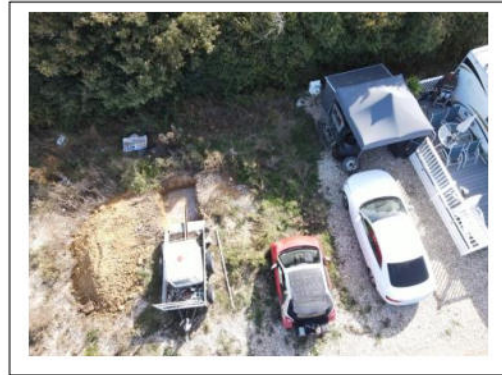
Location 1 NGR SU 90227 00940 + - 3m

Location 2. NGR SU 90224 00938 + - 3m

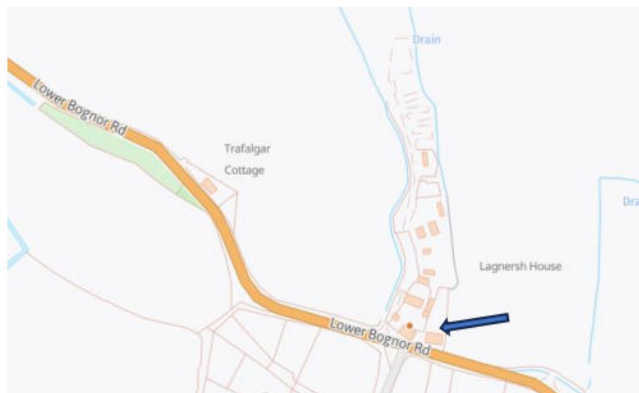
Date of Tests 10th September 2026

Observations by David Trump British Water certified engineer

Location 1 NGR SU 90227 00940 + - 3m No groundwater @ 1.2m



Excavation 1m x 1m x 1.2m deep maximum fill 560 mm due to good porosity values



2

Site Location - entrance

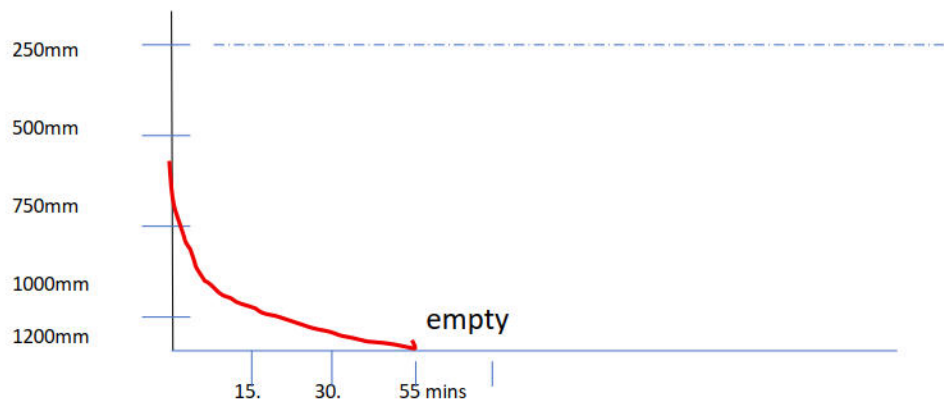
Location 2. NGR SU 90224 00938 + - 3m No groundwater @ 1.2m



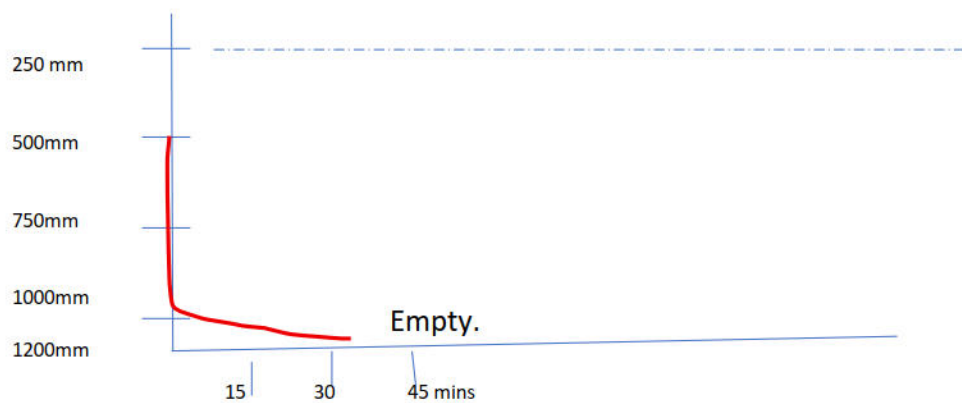
Excavation 1m x 1m x 1.2m deep maximum fill 240 mm due to good porosity values



Location 1 NGR SU 90227 00940 + - 3m BRE 365 graph depth over time



Location 2. NGR SU 90224 00938 + - 3m BRE 365 graph depth over time

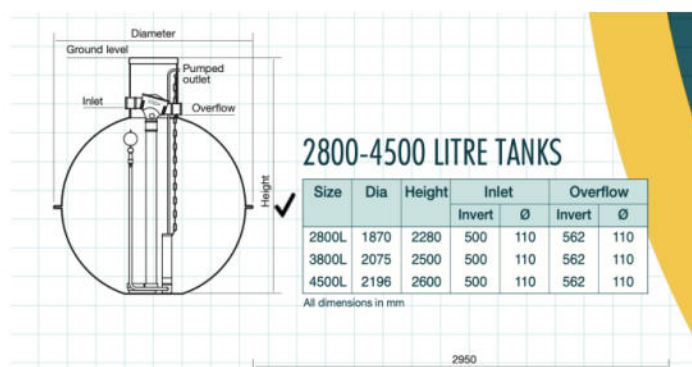


Recommendation – drainage crates to be installed 500 mm to 1000 mm below ground

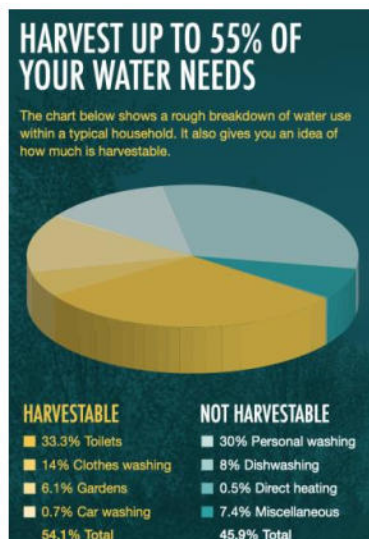
Retirement Lodges footprint 'Belgravia source nationwide-lodges.co.uk

12.8m long x 4.3m wide = 55.04 M² surface area footprint

55.04 x 0.030 (storm event) x 50% climate uplift = 1.65 M³ x 50% = 2.48 M³



RainCell Rainwater Harvesting System 4,500 litre capacity proposed with overfall discharge to a 1M³ drainage crate located on all pitches.



Happily for everyone the new Marsh Raincell is the simplest, most reliable and cost effective rainwater harvesting system on the market.

With storage capacities up to 6000 litres the Raincell system accommodates most household roof sizes and effectively distributes clean recycled rainwater to the home or garden, allowing you to save up to 50% of your metered water costs.

www.marshindustries.co.uk **MADE IN BRITAIN**

This is our response to your consultation P/99/26/PL.

Environment Agency position

We object to the application as submitted because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to surface water quality can be safely managed. We recommend that unless and until the applicant provides adequate information to demonstrate that the risks of pollution posed can be safely managed then planning permission should be refused.

In this case we consider that the proposed development may pose an unacceptable risk of causing a detrimental impact to surface water quality because the applicant has failed to provide a method statement detailing how foul drainage will be effectively treated using existing infrastructure. It is also believed that a permit variation shall be required to increase the maximum daily volume limit.

If you have any questions regarding our response, please contact

[REDACTED]

The surface water from all lodges will be addressed by Water Harvesting Tanks and any overflow rainwater from the tankage addressed by a drainage crate system.

Observations by

[REDACTED]

David Trump – British Water certified engineer / CAA approved drone aviator
Date 16th September 2026 Pages 1 to 6 included.