

Littlehampton, West Sussex, BN17 5LF

1



—



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

Sent: 27 October 2025 11:53

To: Adam Light [REDACTED] Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Arek Kadlec [REDACTED] Brian Chamberlain [REDACTED] Paul Cann <Paul.Cann@arun.gov.uk>; James Carson [REDACTED]

Subject: RE: Rustington Convalescent Home - R/93/25/DOC

Good morning Adam,

I appreciate you have already made your submission, but I am writing to ask that you supplement this with any investigations that you may have that would reference any contamination (or lack of it) of the site.

We have received an indirect report that the site may be contaminated in places. As infiltration is proposed, this must be assessed.

I am aware that this may not be information that has been formally requested in the comment tracker for the site. Therefore, I am bringing it to your attention as soon as possible so that any further information you provide can be considered in the next review.

Kind regards

Sarah Burrow

Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk
[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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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	 
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From: Adam Light [REDACTED]

Sent: 17 October 2025 08:27

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Arek Kadlec [REDACTED] Brian Chamberlain

[REDACTED] Paul Cann <Paul.Cann@arun.gov.uk>; James Carson

Subject: RE: Rustington Convalescent Home - R/93/25/DOC

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Morning Sarah/ Kathryn,

Sorry to chase, but is there any update on the updated submission for this one being sent out to the Engineers?

Kind regards,

Adam Light

Technical Manager

macar.
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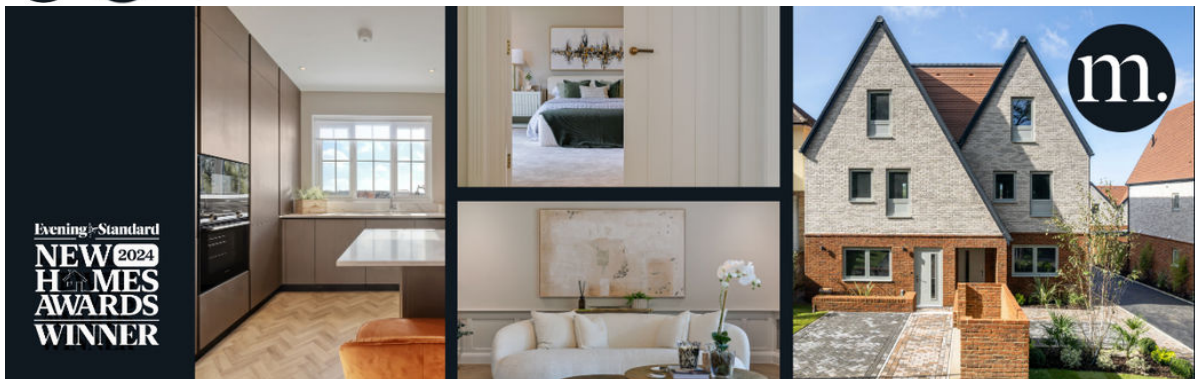


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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 07 October 2025 12:14

To: Adam Light [REDACTED] Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Arek Kadlec [REDACTED] Brian Chamberlain [REDACTED] Paul Cann <Paul.Cann@arun.gov.uk>; James Carson [REDACTED]

Subject: RE: Rustington Convalescent Home - R/93/25/DOC

Hi Adam,

It will be the same engineer. When Kathryn said allocated, it was more in the sense of when we instruct them (due to their backlog and our admin of the trackers and cover sheets).

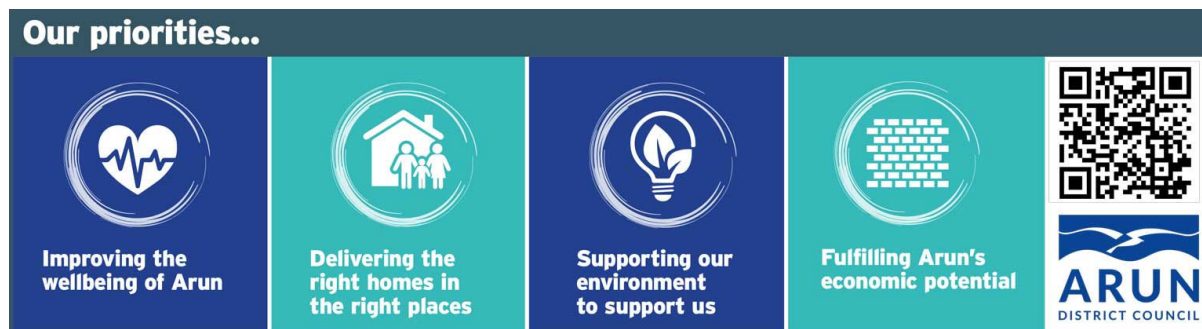
Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Adam Light [REDACTED]
Sent: 07 October 2025 11:00
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Cc: Arek Kadlec [REDACTED] Brian Chamberlain
[REDACTED] Paul Cann <Paul.Cann@arun.gov.uk>; James Carson
[REDACTED]
Subject: RE: Rustington Convalescent Home - R/93/25/DOC

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Morning Kathryn,

Thanks for your email. Is this not being reconsidered by the same Consulting Engineers as previous (earlier consultation)?

Kind regards,



[REDACTED]

Adam Light

Technical Manager

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[Redacted]



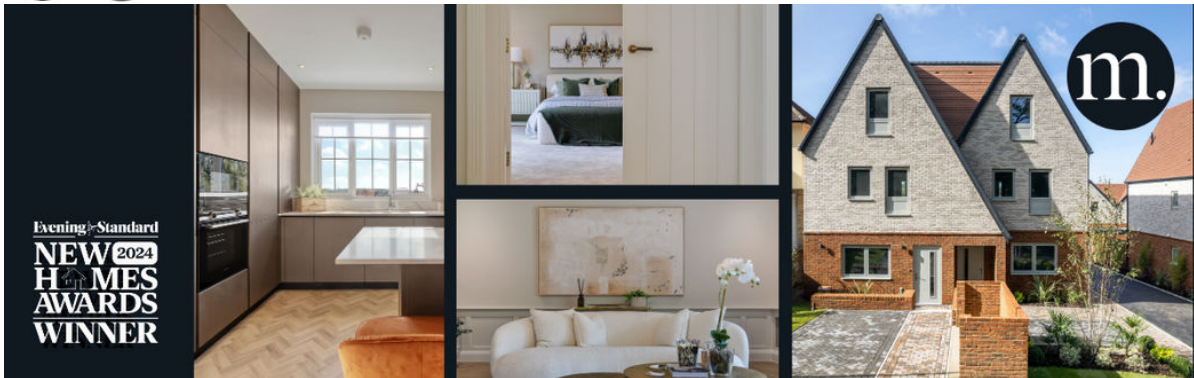
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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 07 October 2025 10:55

To: Adam Light [Redacted] Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Cc: Arek Kadlec [Redacted] Brian Chamberlain [Redacted] Paul Cann <Paul.Cann@arun.gov.uk>; James Carson [Redacted]

Subject: RE: Rustington Convalescent Home - R/93/25/DOC

Dear Adam,

Many thanks for the email.

The latest documents are awaiting allocation to a checking engineer and I don't yet have an accurate timeframe to give you. Once the application has been re-allocated I'll be in a better position to update you.

Kind regards,

Kathryn Welch

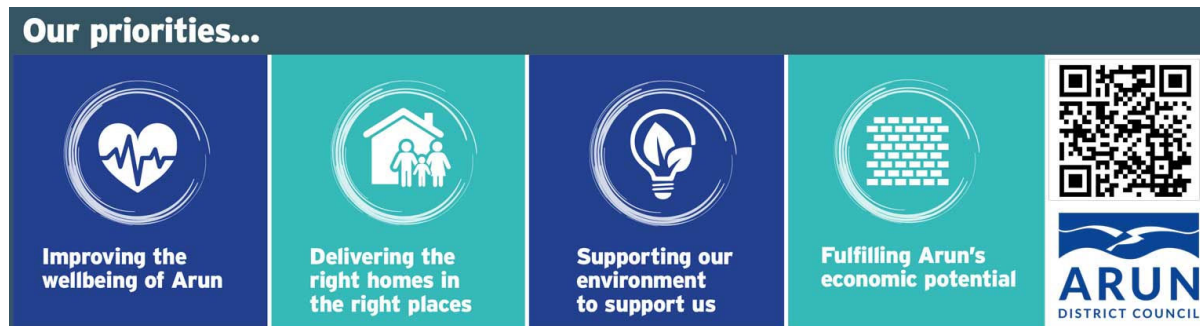
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times.

Development Management: Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk



From: Adam Light [REDACTED]
Sent: 07 October 2025 08:54
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Arek Kadlec [REDACTED] Brian Chamberlain
[REDACTED] Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Paul Cann
<Paul.Cann@arun.gov.uk>; James Carson [REDACTED]
Subject: RE: Rustington Convalescent Home - R/93/25/DOC

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Morning Kathryn/ Sarah,

Sorry to chase but is there any update on this conditions application?

Kind regards,

Adam Light

Technical Manager

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[REDACTED]



[REDACTED]



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From: Adam Light

Sent: 30 September 2025 09:04

To: 'Sarah Burrow' <Sarah.Burrow@arun.gov.uk>; 'Kathryn Welch' <Kathryn.Welch@arun.gov.uk>

Cc: 'Arek Kadlec' [REDACTED] 'Brian Chamberlain' [REDACTED]
'Karl McLaughlin' <Karl.McLaughlin@arun.gov.uk>; 'Paul Cann' <Paul.Cann@arun.gov.uk>; James Carson [REDACTED]

Subject: RE: Rustington Convalescent Home - R/93/25/DOC

Morning Sarah/ Kathryn,

I was wondering if there may be any update on the Rustington Convalescent Home condition. I note from the portal there was reference to a 14 day consultation.

Kind regards,

Adam Light

Technical Manager

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[REDACTED]



[REDACTED]



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From: Adam Light
Sent: 15 September 2025 10:11
To: 'Sarah Burrow' <Sarah.Burrow@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Cc: Arek Kadlec [REDACTED] Brian Chamberlain [REDACTED] Karl Mclaughlin <Karl.Mclaughlin@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; James Carson [REDACTED]
Subject: RE: Rustington Convalescent Home - R/93/25/DOC

Hi Sarah/ Kathryn,

Reference the above, further to the clarification points last week, please see attached amended details/ further responses including updates to the Tracker.

We believe these cover off the responses but if you require any further information then please let us know.

Kind regards,

Adam Light

Technical Manager

macar.

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[REDACTED]



[REDACTED]



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

Sent: 10 September 2025 13:24

To: Adam Light [REDACTED]

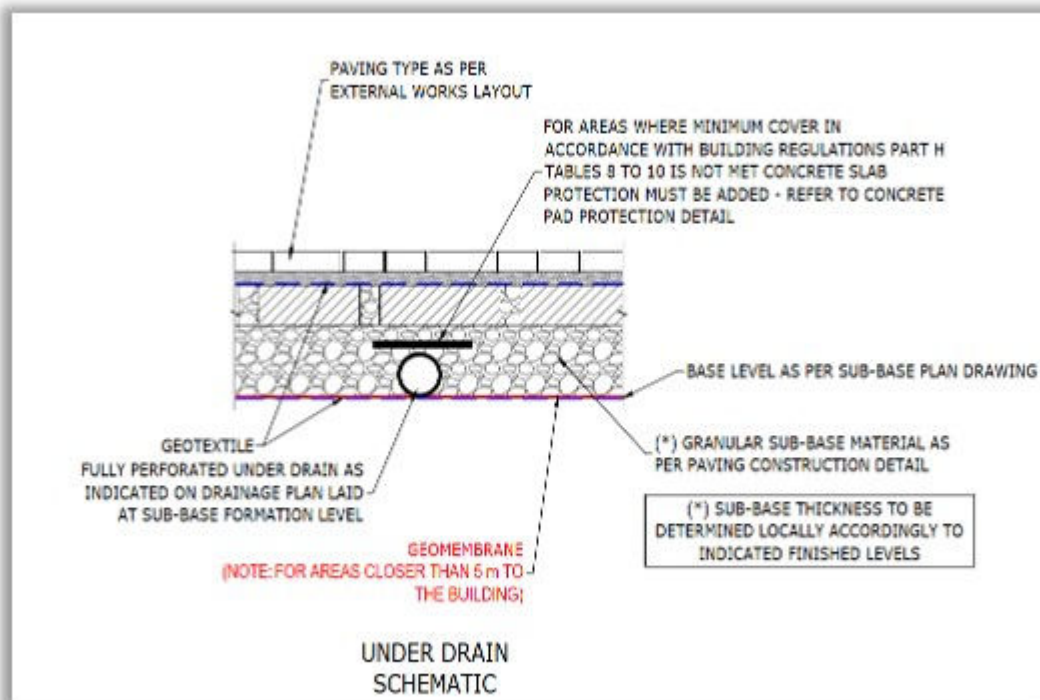
Cc: Arek Kadlec [REDACTED] Brian Chamberlain [REDACTED] Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Rustington Convalescent Home

Hi Adam and Arek,

See responses below:

4. We assume that Arun DC comment on the GW level of 3.03 m AOD refers to a water level observed in WS202? If that is the case then the interpretation seems to be incorrect as the GW observed is not at 3.03m AOD, it is at 3.03 m BGL (below ground level) which is 1.21m AOD – far below tank 4 base level. Based on GW monitoring any storage on site would not be compromised by GW levels and thus the resultant risk of flooding is mitigated. **Yes the comment was raised so the anomaly of a mid-site higher reading can be reviewed. On the basis this assessment is correct, then tank 4 would have sufficient freeboard and this comment would be resolved.**
7. We have discussed this with the developer and their site experience suggests that impermeable liner can be cut on site to accurately accommodate the 5m distance away from the buildings. However, to comply with the comment we will 'straighten-up' the extent of the liner on plan where feasible and where it would not impact the infiltration potential of the permeable paving (PP) (namely liner layout at interface of PP21 and PP20 would remain as currently shown). In relation to underdrain comment - we need underdrains to assist the flow through the permeable paving. We have implemented either long and shallow bends and sharper bends are located close to the maintenance manhole and so CCTV/jetting equipment could be used and implemented from the nearby maintenance manholes. **Noted. Please provide your updated plans showing the generalised of this liner as we requested. Why are underdrain required if infiltration is viable at the source?**
8. We presume that where Arun DC is discussing the "(GREEN)" pipes it means the underdrain pipe, and if that is the case the underdrain detail is already provided on drawing 25-043-111 (as per below snapshot) and underdrain maintenance access / manholes detail is provided on drawing 25-043-112. Underdrains were already part of our hydraulic modelling (as per the example snapshot below), therefore the comment "...Furthermore the addition of these pipes may impact of the 1D modelling where run-off may be conveyed to lower areas quicker than intended." was already addressed. **If underdrains are already included within the 1D modelling can further outputs be provided from Infodrainage? As previously stated whilst the modelling and UC factors may well be correct, the lack of clarity between the output results and drawing set remains. For example a simple hatch drawing which shows where UC is applied would be beneficial as requested in 13.**



Project: 25-043 Rustington, Sea Road Rev A	Date: 05/08/2025 Designed by: AK	Checked by:	Approved By:
Report Details: Type: Stormwater Controls Storm Phase: Storm_RevA	Company Address: Odyssey Romsey		

Porous Paving (7) Type : Porous Paving

Dimensions	
Exceedance Level (m)	3.950
Depth (m)	1.030
Base Level (m)	2.920
Paving Layer Depth (mm)	260
Membrane Percolation (m/hr)	1000.0
Porosity (%)	30
Length (m)	54.000
Long. Slope (1:X)	500.00
Width (m)	4.800
Total Volume (m³)	65.887

Under Drain	
Height Above Base (m)	0.000
Diameter (mm)	225
No. of Barrels	4
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Advanced	
Conductivity (m/hr)	500.0

13. Note No.1 on drawing 25-043-152A states that it should be read with the InfoD printout, where urban creep is already detailed (for each specific catchment and then catchments (inflow) summary table – as per below snapshots). Cross-check between these two documents easily and clearly identifies which catchments (numbered both on the drawing and InfoD printout) have creep added. The scheme incorporates creep as per the current design standards and so the lack of a comment on it in the technical note do not change the design accuracy however, we will update the drawing and note accordingly. **As above**

Project 25-043 Rustington, Sea Road Rev.A		Date: 05/08/2025			
Report Details: Type: Inflows Storm Phase: Storm RevA		Designed By: AK	Checked By:		Approved By:
		Company Address: Odyssey Romsey			

Catchment Area (2) Type : Catchment Area

Area (ha) 0.022

Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 25-043 Rustington, Sea Road Rev.A		Date: 05/08/2025			
Report Details: Type: Inflows Storm Phase: Storm RevA		Designed By: AK	Checked By:		Approved By:
		Company Address: Odyssey Romsey			

Catchment Area (21) Type : Catchment Area

Area (ha) 0.026

Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project 25-043 Rustington, Sea Road Rev.A			Date: 05/08/2025			
Report Details: Type: Inflow Summary Storm Phase: Storm RevA			Designed by: AK	Checked by:	Approved By:	
			Company Address: Odyssey Romsey			

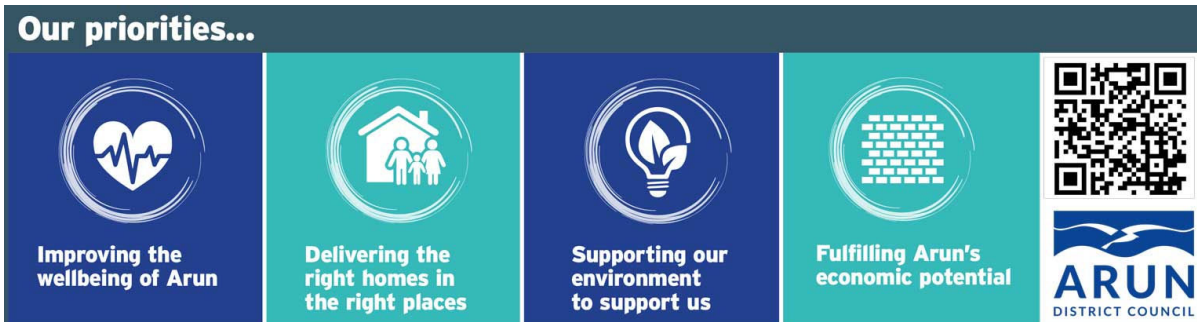
Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Porous Paving (4)		Time of Concentration	0.013	100	0	100	0.013
Catchment Area (1)	3		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (2)	Porous Paving (1)		Time of Concentration	0.022	100	0	100	0.022
Catchment Area (3)	Porous Paving (1)		Time of Concentration	0.006	100	0	100	0.006
Catchment Area (4)	Cellular Storage (1)		Time of Concentration	0.018	100	0	100	0.018
Catchment Area (5)	Cellular Storage (1)		Time of Concentration	0.013	100	0	100	0.013
Catchment Area (6)	Cellular Storage (1)		Time of Concentration	0.021	100	10	110	0.023
Catchment Area	Porous Paving (1)		Time of Concentration	0.002	100	0	100	0.002

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Sarah Burrow
Sent: 10 September 2025 09:58
To: Adam Light [REDACTED]
Cc: Arek Kadlec [REDACTED] Brian Chamberlain
[REDACTED] Karl Mclaughlin <Karl.Mclaughlin@arun.gov.uk>; Kathryn Welch
<Kathryn.Welch@arun.gov.uk>
Subject: RE: Rustington Convalescent Home

Morning Adam,

I am going to pass on Arek's email to the relevant consultant and ask him to respond as it appears there may have been a misunderstanding.

However, I am reluctant to agree to a meeting at this stage. I am aware that this application has been lingering and if progress can't be made then a meeting may be necessary. However, I want to see if the written feedback can resolve the issue first.

I'll let you know when I hear back from him.

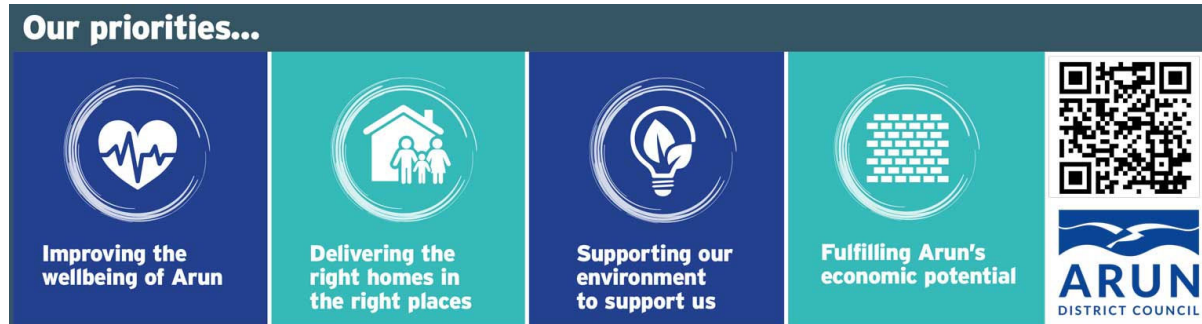
Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk

[REDACTED]

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From: Adam Light [REDACTED]
Sent: 09 September 2025 15:07
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Cc: Arek Kadlec [REDACTED] Brian Chamberlain
[REDACTED] Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Kathryn Welch
<Kathryn.Welch@arun.gov.uk>
Subject: FW: Rustington Convalescent Home

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Hi Sarah,

Just following on from Arek's email on Friday – would there be an opportunity to squeeze in a short Teams meeting to discuss the comments so this one could be concluded?

Kind regards,

Adam Light

Technical Manager

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[REDACTED]



[REDACTED]

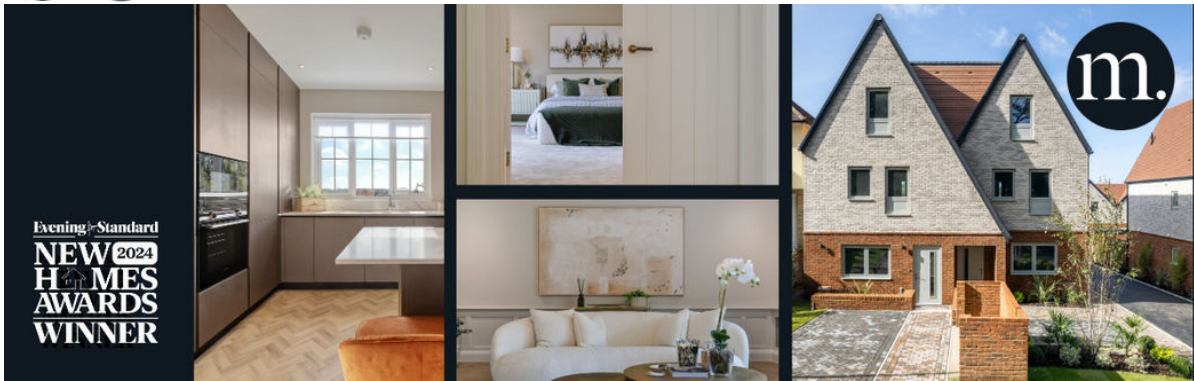


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From: Arek Kadlec [REDACTED]

Sent: 05 September 2025 13:39

To: Sarah Burrow <sarah.burrow@arun.gov.uk>; Karl McLaughlin <karl.mclaughlin@arun.gov.uk>

Cc: Brian Chamberlain [REDACTED] Adam Light [REDACTED]

Subject: Rustington Convalescent Home

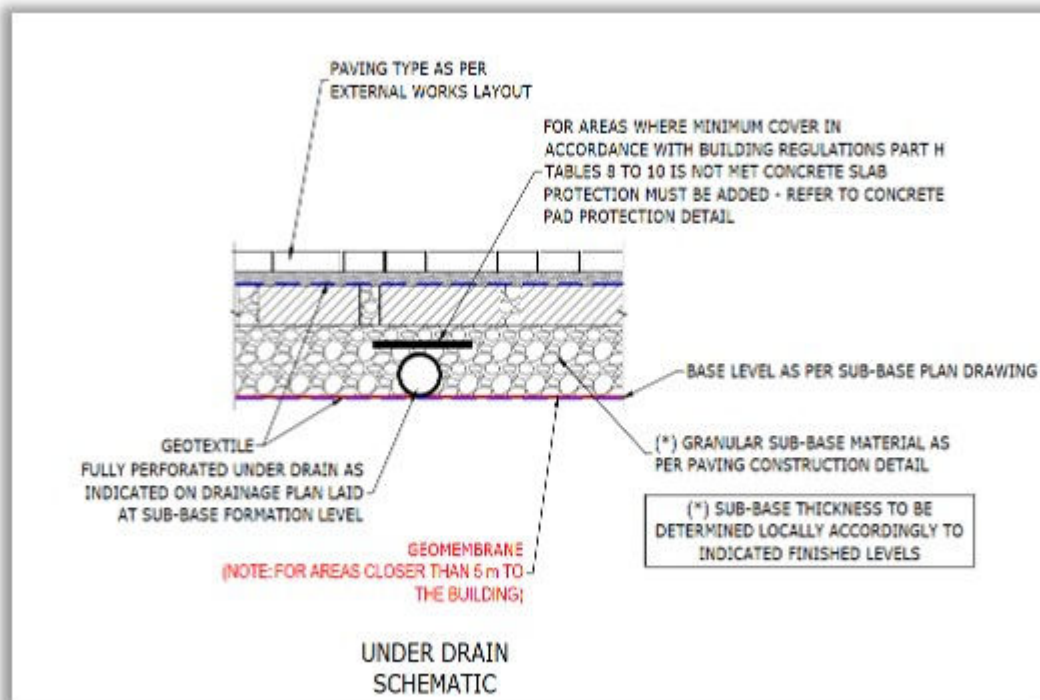
Hello Sarah and Karl,

We have been presented with the above and wanted to initially respond to some of the comments and then follow up (early next week) with an updated drawings / tech note as necessary.

There was a requirement in one of Arun DC documents to provide a pre-development calculations for the positively drained areas however, as you are aware the surface water scheme on this site relies in its entirety on infiltration. Therefore there is no separate calculation for the pre-development scenario as there is no pre-development discharge rate that we are in need to consider - as there is no discharge off-site.

In relation to the attached tracker document, we have the below comments – the numbering is as per the tracker

4. We assume that Arun DC comment on the GW level of 3.03 m AOD refers to a water level observed in WS202? If that is the case then the interpretation seems to be incorrect as the GW observed is not at 3.03m AOD, it is at 3.03 m BGL (below ground level) which is 1.21m AOD – far below tank 4 base level. Based on GW monitoring any storage on site would not be compromised by GW levels and thus the resultant risk of flooding is mitigated.
7. We have discussed this with the developer and their site experience suggests that impermeable liner can be cut on site to accurately accommodate the 5m distance away from the buildings. However, to comply with the comment we will 'straighten-up' the extent of the liner on plan where feasible and where it would not impact the infiltration potential of the permeable paving (PP) (namely liner layout at interface of PP21 and PP20 would remain as currently shown). In relation to underdrain comment - we need underdrains to assist the flow through the permeable paving. We have implemented either long and shallow bends and sharper bends are located close to the maintenance manhole and so CCTV/jetting equipment could be used and implemented from the nearby maintenance manholes.
8. We presume that where Arun DC is discussing the "(GREEN)" pipes it means the underdrain pipe, and if that is the case the underdrain detail is already provided on drawing 25-043-111 (as per below snapshot) and underdrain maintenance access / manholes detail is provided on drawing 25-043-112. Underdrains were already part of our hydraulic modelling (as per the example snapshot below), therefore the comment *"...Furthermore the addition of these pipes may impact of the 1D modelling where run-off may be conveyed to lower areas quicker than intended."* was already addressed.



Project: 25-043 Rustington, Sea Road Rev A	Date: 05/08/2025 Designed by: AK	Checked by:	Approved By:
Report Details: Type: Stormwater Controls Storm Phase: Storm_RevA	Company Address: Odyssey Romsey		

Porous Paving (7) Type : Porous Paving

Dimensions	
Exceedance Level (m)	3.950
Depth (m)	1.030
Base Level (m)	2.920
Paving Layer Depth (mm)	260
Membrane Percolation (m/hr)	1000.0
Porosity (%)	30
Length (m)	54.000
Long. Slope (1:X)	500.00
Width (m)	4.800
Total Volume (m³)	65.887

Under Drain	
Height Above Base (m)	0.000
Diameter (mm)	225
No. of Barrels	4
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Advanced	
Conductivity (m/hr)	500.0

13. Note No.1 on drawing 25-043-152A states that it should be read with the InfoD printout, where urban creep is already detailed (for each specific catchment and then catchments (inflow) summary table – as per below snapshots). Cross-check between these two documents easily and clearly identifies which catchments (numbered both on the drawing and InfoD printout) have creep added. The scheme incorporates creep as per the current design standards and so the lack of a comment on it in the technical note do not change the design accuracy however, we will update the drawing and note accordingly.

Project 25-043 Rustington, Sea Road Rev.A		Date: 05/08/2025			
Report Details: Type: Inflows Storm Phase: Storm RevA		Designed By: AK	Checked By:		Approved By:
		Company Address: Odyssey Romsey			

Catchment Area (2) Type : Catchment Area

Area (ha) 0.022

Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 25-043 Rustington, Sea Road Rev.A		Date: 05/08/2025			
Report Details: Type: Inflows Storm Phase: Storm RevA		Designed By: AK	Checked By:		Approved By:
		Company Address: Odyssey Romsey			

Catchment Area (21) Type : Catchment Area

Area (ha) 0.026

Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff	1.000
Winter Volumetric Runoff	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project

25-043

Rustington, Sea Road

Rev.A

Date:

05/08/2025

Designed by:

AK

Checked by:

Approved By:

Report Details:

Type: Inflow Summary

Storm Phase: Storm RevA

Company Address:

Odyssey

Romsey

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Porous Paving (4)		Time of Concentration	0.013	100	0	100	0.013
Catchment Area (1)	3		Time of Concentration	0.002	100	0	100	0.002
Catchment Area (2)	Porous Paving (1)		Time of Concentration	0.022	100	0	100	0.022
Catchment Area (3)	Porous Paving (1)		Time of Concentration	0.006	100	0	100	0.006
Catchment Area (4)	Cellular Storage (1)		Time of Concentration	0.018	100	0	100	0.018
Catchment Area (5)	Cellular Storage (1)		Time of Concentration	0.013	100	0	100	0.013
Catchment Area (6)	Cellular Storage (1)		Time of Concentration	0.021	100	10	110	0.023
Catchment Area	Porous Paving (1)		Time of Concentration	0.002	100	0	100	0.002

We were wondering if it would be possible to have a 10-15 min Teams call next week to discuss the above so we could swiftly conclude the discharge of conditions application (especially that it seems there is no 'in-principle' objection to the proposed scheme).

All the best

Arek Kadlec | Principal Engineer

MSc CEng MCIWEM CWEM

Unit 1, Pucknall Farm | Does Lane | Romsey | SO51 0QJ



WATER | TRANSPORT | INFRASTRUCTURE

www.odysseyconsult.co.uk

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