

Simon Davis

From: Jack Karagoz [REDACTED] >
Sent: 21 July 2026 09:32
To: Simon Davis; Rebecca Hornsby
Subject: RE: WA/18/26/PL - Land off Arundel Road

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Hi Simon,

We note that the LLFA have raised several points on our previous responses (attached), which are set out below along with our response to each point. If possible we would be happy to have a quick teams meeting with you and the LLFA to talk through the remaining points rather than going back and forth every few weeks. Is this something you might be able to arrange?

While infiltration is not being used to drain the site, there are several instances where the drainage strategy implies infiltration is still being used. For example, paragraphs 1.3.23 and 1.3.34 and the Contributing Areas Plan and Drainage Strategy Plan all still mention infiltration or infiltration basin. This does not accurately reflect how the site is proposed to drain. There may be other instances where this is an issue. It is also important that this is reflected in any other relevant document submitted under this application, to ensure documents are consistent.

The infiltration basin is still included in the Contributing Areas plan.

Response

We don't understand this point. Could clarification be provided.

Standard 2

As stated by the applicant in paragraph 1.2.8, Standard 2 (Interception) is not met, and we are not aware that a departure from the Standards has been agreed with the LPA as approving body. For avoidance of doubt, as LLFA, we are unable to agree to any departures, because we are not the approving body. As stated, it is currently proposed that the porous pavement will be lined and will also drain the roof area. This means that the Permeable surfaces section of Standard 2 is not complied with. Additional interception features are required. While attenuation basins do not count as an interception basin, a detention basin may if designed according to the Standards.

Response

The previous outline approval was based entirely on infiltration and was agreed by the LLFA following the winter testing. By removing the ability to incorporate infiltration in the design it is not possible to meet this standard in full. We are of the understanding that any feature would need to be lined based on the proximity of the groundwater to the base of the pond. Detention basins need to be unlined to deal with the first 5mm. We therefore seek a departure on this standard. The National standards for sustainable drainage systems (SuDS) state that there may be specific circumstances or constraints, that mean it is not possible to deliver one or more of the standards. In these circumstances the opportunity to meet the standard shall be maximised and

justification be developed in consultation with the approving body, who may agree to a departure unless regulatory controls prohibit such a departure. In this case we have demonstrated that we have maximised compliance to this standard and provided justification why this can not be met in full. We was of the understanding that the LLFA are the Approving Body in this case as they have the technical understanding rather than the LPA. Given the LLFA are stating that they can not agree this departure is this something you are Able to agree?

It is unclear whether the design of the attenuation basin has considered the high groundwater levels. We request a cross section of the basin and porous paving, to ensure groundwater is considered in the design of SuDS features.

This is not adequately addressed. Currently, the cross section shows that the base of the basin is where the highest groundwater level is located. There does not appear to be any evidence of how the groundwater has been considered in the design of the basin. It is important the capacity of the basin is not impacted by high groundwater levels, as flood risk could increase elsewhere.

Response

The groundwater monitoring results were shown in the FRA. The pond was in the location where the groundwater was at its lowest through the winter testing. This was at a depth of 1.5m BGL. Given a ground level of 31.6m AOD, the maximum groundwater level can therefore be seen to be 30.10m AOD. This coincides with the base of the pond so will not affect the capacity of the lined pond.

In addition, the permeable paving cross section is missing.

Response

We can provide a typical permeable paving section.

It is unclear whether freeboard from the 1 in 100 year plus climate change event has been included in the basin design.

To ensure the application is in accordance with national planning policy and guidance, residual risk should be safely managed. There is currently 50mm between the maximum water level in the 1 in 100 plus climate change event (design event). There does not appear to be any plans showing finished floor levels. This therefore means the residual risk if the capacity of the basin and associated infrastructure were exceeded has not been adequately addressed.

Response

Levels are shown on the drainage plan. Additional levels have been shown on the adjacent dwellings which indicate a maximum freeboard of 0.3 above the 1 in 100 year plus climate change level.

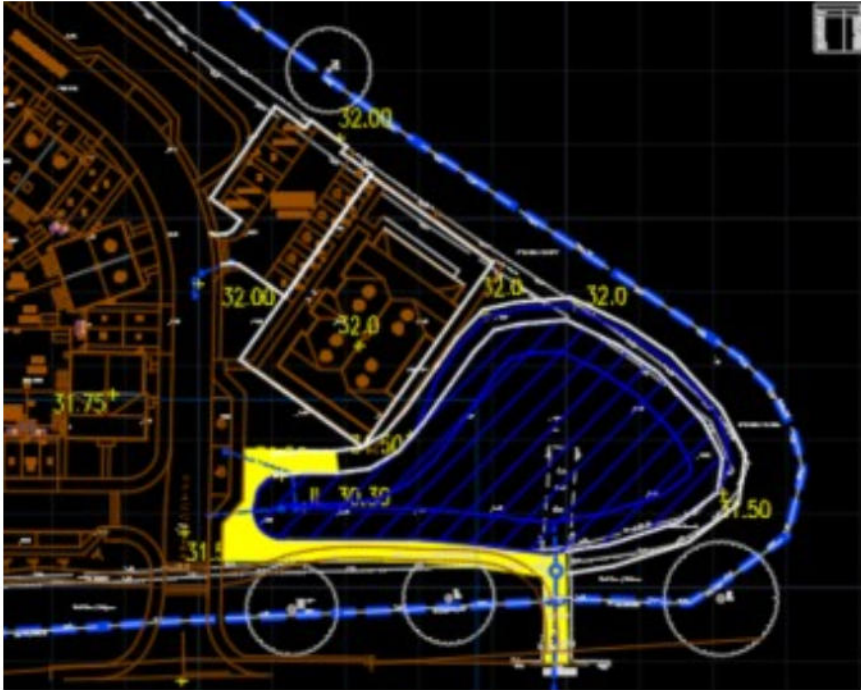
A minimum 3m easement for the attenuation basin is required, for maintenance access.

The easement shall go around the entire basin, rather than part of it. For the side near the building, it is unclear whether the basin can be safely maintained. As these issues could affect the layout and scale of the site, it would not be reasonable for the above to be covered via conditions at this stage

Response

We have currently shown a 3m easement for maintenance for the inlet and outlet structures. Any other maintenance can be carried out from within the basin.

Notwithstanding the above we can tweak the layout to provide the 3m easement around the entire perimeter as below.



We are happy to make the above amendments, however before making change to the layout we would like clarification of the first point along with acceptance to the departure to Standard 2.

Regards,
Jack Karagoz MRTPI
Associate – DHA London

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 26 June 2026 12:27