

Application Reference: Y/9/25/DOC	Initial Issue Date: 21/02/2025
Site Name: Fleurie Nursery Lake Lane Barnham PO22 0AL	Issue Date:
	Reviewer Reference: ADC/SB

Summary and Recommendation:

Condition 4: **Objection**
Condition 5: **Objection**
Condition 6: **Objection**

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	Designer Response			
Date:	21/02/2025				
Condition Number: 4 [Surface water design]					
Comment Number					
1.	Please submit greenfield run off rate calculations.				
2.	Runoff rate must be restricted to QBAR or 2l/s/ha (whichever is higher) unless otherwise agreed. (Linked with comment 1). Please adjust or submit evidence of agreement to a different rate.				
3.	Please model a surcharged outfall (to the top of the bank if watercourse specific modelling is not available). Otherwise please justify why this is not necessary.				
4.	Please correct discrepancies between cover and invert levels on the plans and the calculations. [It is acknowledged that this is unlikely to affect the design.]				
5.	Please correct the impermeable area contributions in the modelling. Currently less than described on the plan due to rounding down. The southern areas are also shown entering the system at S4 which is an inaccurate representation. If grouped together then they should be showing as entering at S5.				
6.	Please show any relevant easements on the plans.				
7.	Please demonstrate how any areas of surface water flood risk are accounted for within the design.				

8.	[Water quality and treatment have not been assessed, this is accepted based on the design only draining roof water – The SuDS Manual stipulates that removal of debris and sediment is required which is provided by catch pits in S5, S3 and S2.]				
9.	The landscape and ecology management plan refers to a post and rail fence installed post-development to protect the rife. Please clearly demark this fence on the plans and ensure that is not within the easement for the watercourse.				
10.	The existing access appears to be artificially raised (previous level 8.55, proposed level 9.10). This is also an area of surface water flood risk – see comment 7 – please justify the change in level and demonstrate any impact on flood risk.				
11.	The orifice for S5 is described on the layout as being 500mm diameter. This is assumed to be a typo (confused with the chamber diameter), please correct.				
12.	The modelling does not include the flap valve.				
13.	Please remove the standard (non-site specific) headwall details from C2904-P-501. These contradict the OWC drawings which are more detailed and site specific.				
14.	Please detail the overflow level of the Sel Controflow 500 Orifice Chamber.				
15.	The orifice for the design is very small, how is risk of blockage mitigated for in the design?				
16.	There is a risk of a clash between the surface water and foul drainage north of S4 and west of F6. Please adjust the design, if possible, to minimise this risk.				
17.	Please submit a statement detailing how groundwater will be managed during construction. a) To ensure groundwater cannot enter the system. b) To demonstrate that flood risk will not be increased by dewatering excavations.				

18.	Please submit evidence of the structural/buoyancy calculations to justify the design.				
19.	Please propose water reuse or justify why not.				
20.	Evidence how interception drainage is provided – links with point 19.				
Condition Number: 5 [Watercourses]					
Comment Number					
1.	Please submit evidence of ordinary watercourse consent and supporting approved plans and drawings.				
Condition Number: 6 [Maintenance and Management]					
Comment Number					
1.	It is not appropriate to approve the maintenance manual until it has been appended with the approved plans to discharge condition 4.				
2.	See checklist for additional items required.				

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.

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/9/25/DOC	Reviewer Reference:	ADC/SB
Planning Officer:	Amber Willard	Date of Review:	21/02/2025
Site Name:	Fleurie Nursery Lake Lane Barnham PO22 0AL		
Application Description:	Approval of details reserved by condition imposed under reference Y/26/24/PL relating to condition number 4 - surface water drainage scheme, condition number 5 - discharge flows to watercourses, condition number 6 - maintenance and management of the surface water drainage system and condition number 10 - Biodiversity Enhancement Layout.		
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 4: Objection Condition 5: Objection Condition 6: 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.	Compliant

	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 – infiltration not viable due to high groundwater levels.
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.	Not supplied
	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.	Insufficient

	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 not be supported.	
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.	Not supplied – but will meet requirements.
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

Critical items for SuDS Maintenance Manuals

The failure to adequately address the following critical items will result in an objection to any application to discharge a SuDS maintenance manual condition.

Critical Item	Reason	Status
No approved plans	The maintenance manual must include all approved plans of the surface water drainage. If the design is still unapproved then it is not possible to approve the associated maintenance manual.	Insufficient

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.

Condition 4

The following documents have been submitted to support the application with reference to surface water drainage:

- Cover Letter Ref C2904 dated 17 December 2024
- C2904-P-201 Rev P1 – Proposed Contributing Area
- C2904-P-101 Rev P3 – Proposed Drainage Strategy
- C2904-P-501 Rev P1 – Proposed Typical Construction Details
- C2904-P-601 Rev P1 – OWC Application Sheet 1
- C2904-P-602 Rev P1 – OWC Application Sheet 2
- Storm Network KCK Attenuation_11.pfd [Fleurie, Lake Lane] dated 12.12.2024

This application to discharge condition 4 imposed under application Y/26/24/PL is **objected** to. Insufficient detail has been submitted to evidence that flood risk will not be increased by the proposed design.

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 Fleurie Nursery 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: ☒

Our requirements and comments are elaborated upon or condensed within a separate comment tracker. The 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.**

Condition 5

This application to discharge condition 5 imposed under application Y/26/24/PL is **objected** to. Evidence of ordinary watercourse consent and associated approved plans, which link with the surface water drainage design, have not been submitted.

Condition 6

This application to discharge condition 6 imposed under application Y/26/24/PL is **objected** to.

It is not appropriate to approve the maintenance manual until it has been appended with the approved plans to discharge condition 4.

A reduced **site-specific** version of our SuDS maintenance and management 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 maintainer (owner). The checklist is provided to assist the applicant and designer in preparing a revised manual to meet our requirements. It is applicable to Fleurie Nursery 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: ☒

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.**

Fleurie Nursery 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.

Infiltration testing – not required due to high groundwater

Surface Water Drainage Statement

Disposal method (Select as appropriate)

- ☐ Rainwater reuse is proposed where possible.
- ☐ ~~Infiltration is proposed and maximised wherever possible.~~
- ☒ Restricted discharge to a water body is proposed where a full infiltration design is not possible.

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).

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.
- ☐ Natural flow paths are identified on a plan (where applicable).
- ☒ Existing site drainage features are investigated – condition, performance, and ownership.
- ☐ 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.
- ☒ An existing site surface water drainage plan (where applicable).
- ☐ Flood maps (fluvial, tidal, pluvial, groundwater, sewer, and reservoir) are supplied (or Flood Risk Assessment referred to).
- ☐ Full details of any known flooding on the site.

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.

- ☒ Natural catchments are followed.
- ☒ The design is gravity based with no use of pumps.
- ☒ Natural systems that deliver specific hydrological function, such as watercourses or wetlands, are preserved.
- ☐ Surface water flow entering the site from elsewhere is conveyed safely around or through the site without compromising the SuDS system.
- ☐ Where runoff from elsewhere is drained together with the site runoff, the contributing catchment is modelled as part of the drainage system.
- ☐ 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).
- ☐ 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. **Need calculations.**
- ☒ Landscaping has been designed to ensure ease of maintenance of drainage assets.
- ☐ Biodiversity and ecological enhancements do not impede the functionality, maintenance or capacity of the drainage system. **Query re fence – see comment 9.**
- ☐ A construction method statement for the SuDS system, appropriate to the scale of the development, is submitted. **Groundwater 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. **Query existing access – see comment 10.**
- ☐ The drainage system is considered by and contributes to the biodiversity net gain statement (assessed by others).

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.
- ☒ 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.
- ☐ 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.
- ☒ 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.

Requested to aid assessment

- ☐ FEH22 point descriptors for the site are provided.

Drainage Plans and Specifications

Essential

Plans are provided showing:

- ☒ The proposed design within the proposed site layout.
- ☒ Existing site sections and levels.
- ☒ Proposed site sections and levels.
- ☒ Long and cross sections for the proposed drainage system including final finished floor levels.
- ☐ Exceedance flow management routes.
- ☒ Details of connections to watercourses and 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

- ☐ 3m easements are shown from the top of the bank of all ordinary watercourses, and from the edge of all culverted watercourses on all plans.
- ☐ Any appropriate easements as stipulated by any public or private utility provider shown on all plans. **Gas and water main?**
- ☒ 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 infiltration or 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. **Query orifice size.**
- ☐ Any areas of necessary ground raising are clearly justified and demarked on a plan, with depths and levels.
- ☐ 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.
- ☒ Construction detail drawings are site specific.
- ☐ Construction detail drawings are provided for all components including but not limited to:
 - ☒ Attenuation structures
 - ☒ Manholes/inspection chambers
 - ☒ Catchpits/silt traps
 - ☒ Flow control devices – **further detail required**
 - ☐ Permeable paving
 - ☒ Headwalls
 - ☒ Pipe bed and surround
 - ☒ Pipe to pipe connections
 - ☐ 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:

- ☐ All drainage infrastructure is labelled to correspond with the supporting calculations.

Fleurie Nursery Designer Checklist [Maintenance]

Written Summary and Plans

- ☒ There is a written summary of the design strategy for the surface water drainage system.
- ☐ It is explained in plain English how the SuDS components operate and their purpose.
- ☐ Potential performance risks for components are described. This should include a description of the likely impacts of malfunction to aid fault finding. **Particularly the flow control**
- ☐ The implications of lack of maintenance or incorrect maintenance.
- ☐ The approved design drawings are included in the document.
- ☐ Plans are included where appropriate showing how suds features and watercourses are accessed for maintenance purposes.
- ☒ On-site and boundary watercourses are included and considered for all aspects of the manual (both open and culverted watercourses).

Responsibility and Funding – All Fleurie Nursery

Inspections

- ☒ A check list is provided to facilitate consistent inspection of the condition of the system. **Not user friendly in current format – descriptive only.**

Maintenance Specification

- ☐ There is a maintenance record pro-forma provided.
- ☒ Regular, occasional and remedial maintenance activities are considered for all surface water drainage elements.
- ☐ Green waste and organic sediments arising from the maintenance activities can be stored or disposed in a **specified location**.
- ☒ Other waste from maintenance activities is disposed of in a specified manner.
- ☒ Maintenance regimes for open features consider amenity and biodiversity as well as water quantity and quality performance.
- ☒ Maintenance activities are scheduled to protect habitats and ecology as the evolve into a mature landscape.
- ☒ Prohibited activities are stipulated where applicable.
- ☐ There is an action plan for dealing with accidental spillages of pollutants
- ☐ Health and safety risks of maintenance activities are assessed.
- ☐ Identified health and safety risks of maintenance activities are mitigated with action plans and method statements.

Evaluation and Modification

- ☐ Periodic evaluation of the maintenance regime is scheduled.
- ☐ There is a formal procedure in place to allow for changes to the regime following evaluation.
- ☐ Advice is 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.

These checklists are designed to aid an applicant with their submission. They are not exhaustive, and our engineers may request additional information to enable them to review a proposal to their satisfaction.

The checklists 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.

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: 21 February 2025 12:18

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

Cc: Amber Willard <Amber.Willard@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: Planning Consultation on: Y/9/25/DOC

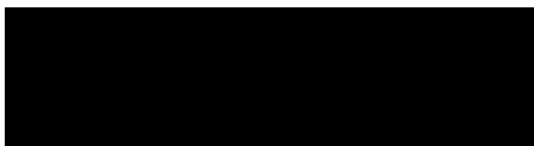
Hi Amber,

Find my consultation – an objection relating to conditions 4, 5, and 6 – attached.

Kind regards

Sarah Burrow

Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention



Usual working pattern:

Monday – Flexible between 8am and 6pm

Tuesday and Wednesday – 9:15am to 2:45pm

Thursday – 9am to 6pm

Friday – Flexible between 8am and 6pm

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: 27 January 2025 15:34

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

Subject: Planning Consultation on: Y/9/25/DOC

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

Application No: Y/9/25/DOC

Registered: 24th January 2025

Site Address: Fleurie Nursery Lake Lane Barnham PO22 0AL

Grid Reference: 497622 104682

Description of Works: Approval of details reserved by condition imposed under reference Y/26/24/PL relating to condition number 4 - surface water drainage scheme, condition number 5 - discharge flows to watercourses, condition number 6 - maintenance and management of the surface water drainage system and condition number 10 - Biodiversity Enhancement Layout.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by . 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://app.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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

PLCONSULT (COB) 2020