

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/103/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Simon Davis	Date of Review:	13/01/2026
Site Name:	Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne		
Application Description:	Approval of details reserved by condition imposed under AL/129/21/OUT in relation to conditions 16-Surface Water Drainage Scheme, 17-discharge flows to watercourses and 18-maintenance and management of surface water drainage.		
Assessment Number:	2 of 2		

Policy and Guidance Information	
Arun District Council Surface Water Drainage Guidance (including design checklists) - 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/ Arun District Council Land Drainage Byelaws - https://www.arun.gov.uk/byelaws/ Arun District Council surface water pre-commencement conditions - https://www.arun.gov.uk/planning-pre-commencement-conditions The National Standards for SuDS - https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds The SuDs Manual [C753] by CIRIA	

Response	Condition 16: No objection Condition 17: Further information required Condition 18: No objection
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References
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' [NsTS] 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. The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025. This consultation has been primarily informed by the NSfS and The SuDS Manual.

Summary

This summary highlights if critical items aligning with each of the standards have been met. Critical items are highlighted in **bold** on our surface water drainage design checklist (linked above). A failure to address these will result in an **objection** to any application to discharge a surface water drainage design condition.

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, or the provision of other important infrastructure to satisfy the NSfS set out below.

All relevant items on the checklist are expected to be met before an application to discharge an application to discharge a SuDS design condition is supported.

Our response and requirements are elaborated upon or condensed within an attached comment tracker where necessary. If a comment tracker is provided a 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.

Standard	Assessment	Response
1. Runoff destination	Compliant	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant	No objection
4. Water Quality	Compliant	No objection
5. Amenity	Compliant	No objection
6. Biodiversity	Compliant	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection

Reviewed Plans

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

-PHASE 1 ADOPTABLE ROAD AND DRAINAGE LONG SECTIONS SHEET 1
DS_0707_15/INF/121 REVA
PHASE 1 ADOPTABLE ROAD AND DRAINAGE LONG SECTIONS SHEET 2
DS_0707_15/INF/122 REVA
PHASED 1 CATCHMENT AREA PLAN DS_0707_15/INF/195
PHASE 1 FOUL WATER RISING MAIN LONG SECTION DS_0707_15/INF/124 REVC
SURFACE WATER DRAINAGE STRATEGY
GROUNDWATER MONITORING LOCATIONS FIGURE 1
-DS_0707_15 INF 111 rev E PH1 SW and FW Drainage Layout, uploaded in 3 parts via the public planning portal
-DS_0707_15 INF 114 rev A PH1 Drainage Ownership and Maintenance Responsibility Plan

- DS_0707_15 INF 115 Rev B Phase 1 Attenuation Pond Proposed Levels, Long Sections and Setting Out Co-ordinates
- DS_0707_15 INF 117 rev A PH1 Attenuation Pond and Watercourse Easements
- DS_0707_15 INF 123 rev C PH1 SW and FW Drainage Long Sections
- FRA AND DRAINAGE STRATEGY PART 2
- GROUNDWATER MONITORING RESULTS
- DRAINAGE CALCULATIONS REPORT
- Attenuation Basins - Design Calculation for mitigation measures against the buoyancy force acting on the waterproof liner RSK Reference 134658-2-R01 (Rev A)
- DS_0707_15 DRP102 rev B SuDS Maintenance Report
- DS_0707_15 DRP103 revA Drainage Calculation
- Land Drainage Consent 2025-051 Approval letter
- Land Drainage Consent 2025-051 Consent
- STORM WATER DRAINAGE CALCULATION REPORT
- DS_0707_15 INF 110 rev G PH1 SW and FW Drainage Layout, S104 Plan
- DS_0707_15 INF 116 rev 0 Attenuation Pond Construction Details
- DS_0707_15 INF 140 rev 0 PH1 Private Drainage Construction Details, sheet 3
- DS_0707_15 INF 301 rev C S278 Proposed GA Layout
- DS_0707_15 INF 310 rev B S278 Drainage Layout
- DS_0707_15 INF 311 rev 0 OWLDC Drainage
- DS_0707_15 INF 312 rev 0 OWLDC Drainage Layout, sheet 2
- DS_0707_15 INF 322 rev A S278 Highways Drainage Long Sections & MH
- DS_0707_15 INF 323 rev 0 S278 and OWLDC Ditch Long Sections sheet 1
- DS_0707_15 INF 324 rev 0 S278 and OWLDC Ditch Long Sections sheet 2
- DS_0707_15 INF 346 rev B S278 Highway Construction Details, sheet 2
- DS_0707_15 INF 347 rev 0 S278 Highway Construction Details, sheet 3
- DS_0707_15 INF 396 rev D S278 OW LDC Location Plan
- GLS_020_170_P1_1501 Planting Plans_Rev H
- GLS_020_170_P1_1502 Planting Plans_Rev H
- GLS_020_170_P1_1503 Planting Plans_Rev H
- GLS_020_170_P1_1504 Planting Plans_Rev H
- GLS_020_170_P1_1505 Planting Plans_Rev H
- GLS_020_170_P1_1506 Planting Plans_Rev H

Condition wording

Condition 16 is worded as follows:

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow 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 Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works."

Condition 17 is worded as follows:

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing"

Condition 18 is worded as follows:

"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. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. **We are satisfied that the updated additional information has addressed our previous comments to remove our previous objection**

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only, together with land drainage aspects if deemed necessary.

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, River Arun internal drainage board, groundwater source protection zones)
- ☐ Southern Water (foul drainage and surface water disposal to public sewer network/groundwater source protection zones)
- ☐ Portsmouth Water (groundwater source protection zones)
- ☐ Lead local flood authority (all other sources of flooding and ordinary watercourses)
- ☐ Other: Specify
- ☒ None

Application Reference: AL/103/25/DOC Site Name: Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne	Initial Issue Date: 04/12/2025 Issue Date: 13/01/2026 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 16: **No objection**

Condition 17: **Further information required**

Condition 18: **No 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	ADC Drainage Comments	Designer Response	ADC Drainage Comments	
Date:	21/10/2025	04/12/2025	19/12/2025	09/01/2026	
Condition Number: 16					
Comment Number					
1	Please refer to the Arun District Council Surface Water Drainage Checklist on the information that should be submitted to support this planning condition. Currently there is a lack of information that has been provided, most notably the surface water drainage calculations. Without these calculations we cannot review whether the proposals meet current policy requirements Designer Response 21/10/2025	The drainage report provided does not contain sufficient information: There is no information in relation to proposed departures from the National Standards for SuDS. The submission does not provide clear information on interception drainage nor water quality etc... The Designers need to provide details on how compliance with these standards are being achieved through their design. Currently based on the current proposals it does	For summary of rationale for the Drainage Strategy and compliance with SUDs hierarchy see Section 2.5 of report, "DS_0707_15 DRP103 rev.A Phase 1, Storm Water Drainage Calculation Report". Interception Drainage & Water Quality The development has been designed to provide interception of the first 5mm of rainfall	Noted item closed	

	Please refer to report: “DS_0707_15 DRP103 Phase 1, Storm Water Drainage Calculation Report”	not appear that compliance with interception drainage An interception assessment is submitted to demonstrate that the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site. Whilst it is appreciated that infiltration drainage is not being proposed due to the shallow groundwater levels, there doesn't appear to be any provision for rainwater reuse on site	for the impermeable areas (including 10% urban creep) of the site. Interception is provided by a combination of permeable paving, filter drains, swales, and bioretention incorporated within the dry attenuation pond. The bioretention area within the dry attenuation ponds has been sized on the basis that other interception techniques operate, and the remaining impermeable area of the development is intercepted within the pond. Whilst the first 5mm of rainfall is intercepted within the bed of the attenuation basin it provides ability for evapotranspiration to occur. For further details on interception drainage please refer to Appendix J of report, “DS_0707_15 DRP103 rev.A Phase 1, Storm Water Drainage Calculation Report” Rainwater re-use		
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			The use of “on-plot” SUDs, through either rainwater harvesting, green roofs and rain gardens as listed within the Ciria guidance, has been reviewed when compiling the drainage strategy for the scheme. It has been determined that all three options present significant maintenance and economical challenges for both the developer and the eventual homeowner. In addition, the economic viability for the development is predicated on a achieving a coverage of housing across the scheme and thus the inclusion of these measures would render the scheme potentially un-viable. However to ensure that the scheme can utilise measures for rainwater re-use it is proposed to provide each property (excluding apartments) with a water butt to maximise use of rainwater runoff from the roofs of each property.		
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			This is to be provided via a circa 200ltr waterbutt affixed to the rainwater downpipe and should equate to storage of rainwater totalling circa 16.6m ³ across the scheme.		
2	Surface water calculations need to demonstrate the impact of a potential surcharged outfall of the water level in the receiving watercourse. Designer Response 21/10/2025 Please refer to report: "DS_0707_15 DRP103 Phase 1, Storm Water Drainage Calculation Report", where it's been demonstrated the impact of surcharged outfall on the upstream storm water drainage and attenuation pond.	Calculations provided do not appear to be based on FEH2022 but rather FEH2013. Updated calculations required. Clarification is also required on the modelled surcharged outfall. It appears a ditch surcharge level of 350mm has been used. If this is the case then modelled water levels of this existing ditch needs to be provided to confirm this as the peak stormwater level otherwise per the ADC guidance the bank level of the ditch should be used to assess surcharged events	The site drainage has been designed based on hydraulic calculations completed using FEH2022 data. MicroDrainage software allows for FEH2022 data to be imported and used but does not currently provide an option to easily display that this has been done within the printed results. For further details and evidence that FEH2022 data has been used please see Appendix E of report, "DS_0707_15 DRP103 rev.A Phase 1, Storm Water Drainage Calculation Report" The ditch has been regraded to increase its hydraulic capacity and improve conveyance efficiency. The existing ditch functioned as a dry channel, conveying only	Noted item closed	

			land drainage from the immediately adjoining rural land upstream. That upstream catchment has already been significantly reduced and controlled due to the proposed residential development. On this basis, there is no realistic scenario in which the ditch would operate at bank-full conditions. The ditch immediately downstream had been permanently full of water as a result of long-term poor maintenance and a blocked outfall to the receiving watercourse. To address these issues, we engaged with Duncan Keir of the WSCC Flood Risk Management Team to discuss how best to improve the performance of the existing ditch system, which in its current condition did not fulfil its intended function and posed a significant flood risk. The only viable solution was to regrade		
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			the ditches throughout the site to provide a consistent fall towards the ultimate outfall, the watercourse to the west. In parallel, we submitted an Ordinary Watercourse Consent (OWC) application to the WSCC Flood Risk Management Team covering the ditch regrading works and the installation of new culverts. The proposed system of regraded ditches has been approved under the OWC. The surcharge height at the outfall has been calculated as the difference between the maximum potential water level (Where have we extracted this top of bank level from) in the receiving ditch at the outfall location and the invert level of the outfalling pipe. As no modelled water level data is available for the ditch system, we have used the bank level of the downstream ditch,		
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			which receives flow from the intermediate ditch that conveys the outfall discharge. The bank level at this location is 7.76 m AOD. The invert level of the outfalling pipe is 7.45 m AOD, giving a level difference of: $7.76\text{m} - 7.45\text{m} = 0.31\text{m},$ To allow for potential siltation and other uncertainties at the outfall, a precautionary surcharge height of 0.35 m has been applied in the storm water network calculations. The attenuation pond has been designed with storage capacity to accommodate the maximum water level produced for worst case storm scenario when outfall surcharged height is set at worse case of 0.35m. The network has therefore been assessed using this surcharged outfall condition. For further details on surcharged outfall calculations please refer to Appendix J of report,		
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			"DS_0707_15 DRP103 rev.A Phase 1, Storm Water Drainage Calculation Report". In addition to the surcharged height referenced above we have also undertaken calculations to determine the surcharge height to which the attenuation basin would fail/over top. This has been calculated at 1.5m in surcharge height which is a higher level than the top of bank level immediately at the outfall location of the attenuation basin, see Appendix I of report, "DS_0707_15 DRP103 rev.A Phase 1, Storm Water Drainage Calculation Report".		
3	Please provide contributing impermeable areas plan Designer Response 21/10/2025 Please refer to drawing: "DS_0707_15/INF/195 Catchment Area Plan"	Noted item closed			
4	Please provide winter groundwater monitoring data with a clear plan indicating	Noted item closed			

	depths of maximum levels and locations of tests Designer Response 21/10/2025 Please find enclosed winter groundwater monitoring data and the enclosed plan indicating location of tests. Tests were carried out during period 23.10.2023 and 13.05.2024.				
5	Please provide Winter infiltration testing data Designer Response 21/10/2025 Infiltration to the ground isn't possible for the development due to high ground water table. Please see enclosed FortRidge Flood Risk and Drainage Statement, page9, par.2.22, and p.17, par.5.1	Noted item closed			
6	Please provide a drainage statement outlining the proposed SuDS hierarchy approach Designer Response 21/10/2025 SuDS hierarchy approach is outlined in the enclosed FortRidge Flood Risk and Drainage Statement, please see pages 19-22	This is insufficient please refer to comment 1 regarding water reuse.	Please refer to comment 1	Noted item closed	

7	Please provide proposed landscaping and planting plants which clearly indicate the extent of the proposed root zones to ensure there is no conflict with the proposed drainage Designer Response 21/10/2025 Please find enclosed proposed landscaping layout GLS_020_170_P1_1300 Landscape General Arrangement	There appears to be clashes with proposed tree planting and SuDS basin and ditch easements. This needs to be reviewed and trees removed from easement, or clarification on maintenance operations in relation to these areas to confirm proposed tree locations will not impede future operations	Landscaping designs amended and there are no longer any clashes with proposed tree planting and SuDS basin and ditch easements. Amended landscaping plans included with resubmission.	Noted item closed	
8	Please review extents of drainage runs and clashes with proposed tree planting. There are multiple instances where drainage runs are shown to clash with new trees for eg.. outside plot 22, plot 18, plot 16,50,52,53,55, 56, 85 etc... Designer Response 21/10/2025 Tree locations shown previously don't tie in with the latest landscaping layout. Please find enclosed drainage layout drawings: DS_0707_15/INF/111-113. Some clashes still occur, but there is ongoing coordination between landscape	Updated information is required as part of the conditions. This information needs to be co-ordinated now	Landscaping plans have been amended and included with resubmission. There are longer any clashes between proposed landscaping and proposed drainage.	Noted item closed	

	designers and civil engineer, and any existing conflicts are to be resolved before construction phase of the project				
9	Please provide buoyancy calculations and detailed proposals for the construction of the SuDS pond/basin to counter the effects of the uplift forces Designer Response 21/10/2025 Please refer to calculation report: "RSK 134658-2-R01, rev.0 - Buoyancy Calculations for Attenuation Basins" The above report is prepared for all attenuation ponds of Phase 1 and 2, therefore please refer to attenuation pond 1 in the calculation report. Buoyance calculations were carried out based on the winter groundwater monitoring data, carried out between 23.10.2023 and 13.05.2024.	Whilst the calculations have been provided the construction details do not appear to have been updated to accommodate recommendations made from this report. Please review the construction details accordingly	Attenuation pond construction details based on latest buoyancy calcs have been completed. Latest buoyancy calcs and pond construction details have been included in this submission.	Noted item closed	
10	Please provide a clear 3m maintenance easement around the basin and swales, as well as a clear 3m easement to existing watercourses	The easements clash with trees but concerning also appear clash with proposed buildings, fence lines and screen walls. Please review	Landscaping Plan and site layout have been amended to ensure there are no clashes with the 3m maintenance easement around the	Noted item closed	

	Designer Response 21/10/2025 Please refer to enclosed drawing: "DS_0707_15/INF/117 Phase 1, Attenuation Pond and Watercourse Easements"		basins/swales, and existing watercourses. Amended Plans included with resubmission.		
11	The new swale proposed adjacent to plot 26 and 27 appears to clash with existing trees. Clear information on the existing retained trees with associated root protection areas should be shown on the plan to ensure there are no conflicts Designer Response 21/10/2025 Existing cypress trees (G74 on the enclosed tree protection plan) have been removed. No root protection area is located in vicinity of the swale. Please find enclosed "24113-6 Tree Protection Plan" and "24113-AIA6-PB Arboricultural impact appraisal and method"	Noted item closed			
12	Please provide site sections with levels	Noted item closed			

	Designer Response 21/10/2025 Please find enclosed long section drawings: DS_0707_15/INF/121 to 124				
13	Please provide sections and details for both attenuation basin and swale Designer Response 21/10/2025 Please find enclosed drawing: DS_0707_15/INF/115	The details are insufficient and do not correlate with specific requirements identified in RSK Basin calculation report. Detailed construction sections, clearly specifying depth of liner to address buoyancy and backfill depth needs to be provided. Its clear that shallow groundwater is an issue on this site and this construction detail is critical to ensure the basin is correctly installed on site	Attenuation pond construction details based on latest buoyancy calcs have been completed. Latest buoyancy calcs and pond construction details have been included in this submission.	Noted item closed	
14	Please provide details of SuDS features and measures to ensure adequate treatment of surface water. Designer Response 21/10/2025 Please find enclosed drawing: DS_0707_15/INF/115. Surface water, before entering attenuation pond, will flow through catchpits to separate debris and sediments.	As per item, designer is to review requirements in accordance with National SuDS Standards	All adoptable drainage infrastructure has been designed based on MicroDrainage hydraulic calculations completed using FEH2022 rainfall data, with CV=1 for both Summer and Winter and MADD Factor set to 0, and attenuation basins have been sized to accommodate the 1 in 100-year return period storm event, with allowances of 45% for	Noted item closed	

			climate change and 10% for urban creep. The site has been designed in accordance with SuDS principles, as set out in the CIRIA SuDS Manual (C753, 2015). As noted in the CIRIA SuDS Manual (C697): <i>“Sedimentation is one of the primary removal mechanisms in SuDS. Most pollution in runoff is attached to sediment particles and therefore removal of sediment results in a significant reduction in pollutant loads.”</i> To support sediment removal and improve water quality, the surface water drainage design incorporates: • Deep seal trapped gullies throughout the site • Catchpit manholes for highway drainage and manholes immediately		
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			upstream of attenuation pond. • Permeable paving, filter drains, swales, and bioretention incorporated within the dry attenuation pond. • The development has been designed to provide interception of the first 5mm of rainfall for the impermeable areas (including 10% urban creep) of the site		
Condition Number: 17					
Comment Number					
1	Please note that the proposals for the construction of the new headwall outfalls and culverting of the existing watercourses will require Ordinary Watercourse consents. Please submit the consent to demonstrate no	The drainage layout clearly shows that the headwall encroaches into watercourse, including works to outfall base and erosion control measures. The long section provided noted regrading to the ditch bed level as well. Please	As discussed in recent meeting, Duncan Kier confirmed his view taken as part of the OWC approval that the outfall does not encroach into ditch profile and therefore no OWC was needed He also	Noted item closed	

	conflict between approved plans. Designer Response 21/10/2025 Please find enclosed Ordinary Watercourse consent for drainage works on the watercourses, that consist construction of culvers / headwalls, regrading of existing ditches. No consent is required for outfall to watercourse as the outfall profile doesn't encroach into ditch profile.	provide construction details of outfall to ditch as well as OWC	confirmed the clearing, de-silting, and regrading of ditches was viewed as watercourse maintenance which also does not require OWC. Within the same meeting		
2	Please provide evidence of positive dialogue in relation to the proposed culvert of the watercourse, in terms of capacity assessments and confirmation of ecological and tree protection impacts or mitigation. Some of the proposed headwalls appear to conflict with existing trees and potentially lie within root protection areas of trees. Please provide details of tree removal plan as well Designer Response 21/10/2025 The ordinary watercourse consent on the culvert has	Provide details of design and drawings which have been approved by this OWC	Approved OWC drawings included in resubmission.	Noted item closed	

	been received on 3rd September 2025. No objection has been raised by the WSCC Flood Risk Management Engineer. With regards to tree protection and mitigation please see enclosed "24113-6 Tree Protection Plan" and "24113- AIA6-PB Arboricultural impact appraisal and method"				
				As noted in the meeting held in December 2025, the Bye-Laws Consent will be required to support the discharge of this condition	
Condition Number: 18					
Comment Number					
1.	No Surface Water Maintenance and Management Plan has been received. The reported submitted is a construction stage surface water management plan. A Maintenance Plan for managing the completed surface water system needs to be submitted. Please refer to the checklist on the Arun District Council website for information that should be supplied	The maintenance plan will need to be based on updated drainage drawing and design once critical items in condition 16 have been fully addressed	DS_0707_15/INF/114 PH1 Drainage Ownership and Maintenance Responsibility Plan has been updated accordingly and included within resubmission.	Noted item closed	

	Designer Response 21/10/2025 Please refer to: - report: "DS_0707_15 DRP102, SuDS Maintenance Report", - drawing: "DS_0707_15/INF/114 PH1 Drainage Ownership and Maintenance Responsibility Plan				
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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.

PL-Consultation- Engineers response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification 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	 Our core foundations	 
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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 14 January 2026 09:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: AL/103/25/DOC

Please find enclosed our consultants response, recommending discharge of conditions 16 and 18. Further information required in respect to condition 17.

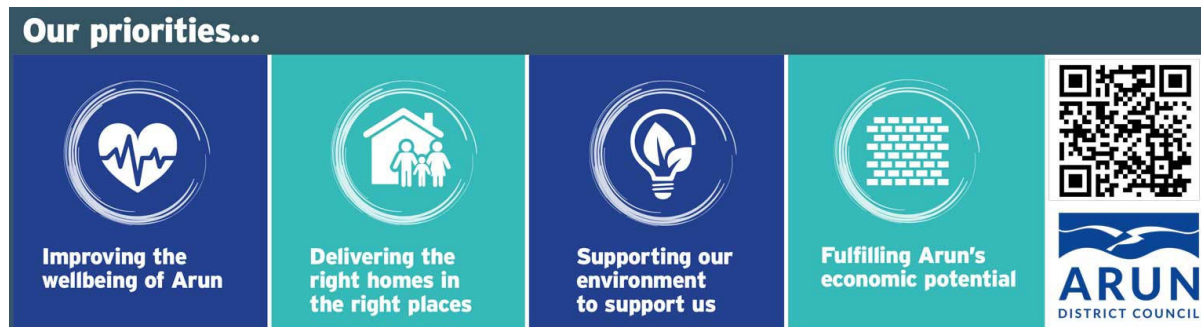
Regards

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Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 19 December 2025 15:49

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

Subject: Planning Re-Consultation on: AL/103/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AL/103/25/DOC
Registered: 20th October 2025
Site Address: Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne
Grid Reference: 493702 103918
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under AL/129/21/OUT in relation to conditions 16-Surface Water Drainage Scheme, 17-discharge flows to watercourses and 18-maintenance and management of surface water drainage.

I am able to inform you that I have received an amendment to the above application dated 17th December 2025 relating to: substitute plans- Response to Drainage Objections

If you should wish to make further representations as a result of this amendment, please make any further comment by **5th January 2026**.

[Click here to view the application, documents and make further 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.

Yours sincerely

Mr S Davis

Planning Case Officer-Arun District Council

Telephone: 01903 737874

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PLRECON_DOC (ODB) 2020