

Barratt David Wilson Southampton
Tollbar House
Tollbar Way
Hedge End
S030 2UH

Date: 15th January 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/103/25/DOC

Dear Mr Briggs,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne

Notification regarding the above application:

Condition Number 16

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.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following details are now acceptable and satisfy the requirements of the condition:

- PHASE 1 ADOPTABLE ROAD AND DRAINAGE LONG SECTIONS SHEET 1 DS_0707_15/INF/121 REV A.
- PHASE 1 ADDOPTABLE ROAD AND DRAINAGE LONG SECTIONS SHEET 2 DS_0707_15/INF/122 REV A.
- PHASED 1 CATCHMENT AREA PLAN DS_0707_15/INF/195.
- PHASE 1 FOUL WATER RISING MAIN LONG SECTION DS_0707_15/INF/124 REV C.
- SURFACE WATER DRAINAGE STRATEGY.
- GROUNDWATER MONITORING LOCATIONS FIGURE 1.
- DS_0707_15 INF 111 rev E PH1 SW and FW Drainage Layout (in 3 parts).
- 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 Rev A 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; and
- GLS_020_170_P1_1506 Planting Plans_Rev H.

The condition requires the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

Neil Crowther

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a period.

Group Head of Planning