

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 10 November 2025

Hannah Kersley
Planning and Building Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Hannah,

RE: AL/105/25/DOC - Woodgate Centre, Oak Tree Lane, Chichester, PO20 3GU

Thank you for your consultation on the above site, received on 21 October 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for Approval of details reserved by condition imposed under AL/107/21/PL relating to conditions 15-foul drainage, 17-surface water drainage scheme, 18-maintenance and management of surface water system and 21-discharge of flows (please see AL/106/25/DOC for the discharge of conditions 13-waste storage, 14-archaeological works, 28-remediation strategy, 32-hard and soft landscape, 34-protection of existing trees/bushes/hedges, 40-decentralised and renewable energy or low carbon sources, 42-Employment and Skills Plan and 43-location of fire hydrants).

The LLFA has no comments to make on Condition 21 or AL/106/25/DOC

We are pleased to see that the information provided sufficiently meets the requirements of condition 17 and 18 of application AL/107/21/PL and we are therefore able to **recommend that conditions 17 and 18 may be discharged.**

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Mat Jackson


Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- SITE DRAINAGE OVERVIEW PLAN 5000 REV01
- GERNERAL ARRANCEMENT PLAN 5013 REV01
- S38 PROPSOED LONGITUDINAL SECTIONS 5031 REV01
- DRAINAGE GENERAL ARRANGEMENT 5100 REV01
- DRAINAGE SHEET 1 5101 REV01
- DRAINAGE SHEET 2 5102 REV01
- DRAINAGE SHEET 3 5104 REV01
- DRAINAGE SHEET 4 5104 REV01
- DRAINAGE SHEET 5 5105 REV01
- DRAINAGE CATCHMENT PLAN 5106 REV01
- ADRAINAGE OVERLAND AND FLOW ROUTE PLAN 5107 REV01
- FOUL WATER MANHOLE SCHEDULE SHEET 1 5114 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 1 5120 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 2 5121 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 3 5122 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 4 5123 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 5 5124 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 6 5125 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 7 5126 REV01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 8 5127 REV01
- DRAINAGE DETAILS SHEET 1 5550 REV01
- DRAINAGE DETAILS SHEET 2 5551 REV01
- DRAINAGE DETAILS SHEET 3 5552 REV01
- DRAINAGE DETAILS SHEET 4 5553 REV01
- PRELIMINARY DRAINAGE STRATEGY 20-061-007 REV01
- DRAINAGE DRAWINGS SHEETS 3-5 5105 REV01
- DRAINAGE CATCHMENT PLAN 5106 REV01
- SURFCE WATER LONGITUDINAL SECTIONS SHEETS 1-8, DRAINAGE NOTES AND DETAILS
- S38 GENERAL ARRANGEMENT PLANS AND LONGITUDINAL SECTIONS
- DRAINAGE TECHNICAL NOTE
- APPENDIX 1 PLANNING FRA AND DRAINAGE STRATEGY
- APPENDIX A TOPOGRAPHICAL SURVEY, APPENDIX B PUBLIC SEWER RECORDS, APPENDIX C GEOLOGICAL MAPPING, APPENDIX D GEOTECHNICAL INVESTIGATION EXTRACT, APPENDIX E MASTERPLANS, APPENDIX F WSCC & ADC CORRESPONDENCE
- APPENDIX G EA FLOOR MAPPING AND PRODUCT 4, APPENDIX H SFRA MAPPING, APPENDIX I SURFACE WATER STRATEGY, APPENDIX J SURFACE WATER CALCS
- GROUND INVESTIGATION
- BASIN LINER ANTI FLORATION CALCULATION
- SURFACE WATER MANHOLE SCHEDULE SHEET 1 5110 REV01
- SURFACE WATER MANHOLE SCHEDULE SHEET 2 5111 REV01

- SURFACE WATER MANHOLE SCHEDULE SHEET 3 5112 REVP01
- DRAINAGE NOTES 5199 REVP01
- APPENDIX M POTENTIAL FLOOD COMPENSATION
- APPENDIX 2 DRAINAGE STRATEGY, EXTERNAL LEVELS AND S38 DRAWINGS
- SURFACE AND MANHOLE SCHEDULES
- APPENDIX 3 SURFACE WATER DRAINAGE CALCULATIONS
- APPENDIX 4 DRAINAGE MAINTENANCE MANUAL
- SURFACE WATER DRAINAGE DESIGN CHECKLIST

[REDACTED]

WSSC LLFA Surface Water Drainage response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 10 November 2025 15:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LLFA Response To Planning Application Number AL/105/25/DOC Woodgate Centre, Oak Tree Lane, Chichester

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LLFA Response To Planning Application Number AL/105/25/DOC Woodgate Centre, Oak Tree Lane, Chichester

Email:

Please could the attached response be distributed to the relevant case officer.

Regards

Flood Risk Management

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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