

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/105/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hannah Kersley	Date of Review:	28/11/2025
Site Name:	Woodgate Centre Oak Tree Lane Woodgate PO20 3GU		
Application Description:	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).		
Assessment Number:	1		

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 17: Objection Condition 18: Objection Condition 21: Further information required
-----------------	--

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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NsSfS] from 19 June 2025.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	Insufficient	Objection
4. Water Quality	Compliant	No objection
5. Amenity	N/A – Determined at Full Planning Stage	No objection
6. Biodiversity	N/A – Determined at Full Planning Stage	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

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

- TREE PROTECTION STATUS 11966-D1-AIA
- TREE PROTECTION STATUS 11966-D2-AIA

- OVERALL SITE PLAN 1366-KSA-XX-XX-DR-A-110 REVC
- FLAT BLOCK C A GA PLANS GROUND FLOOR 1366-KSA-XX-XX-DR-A-283 REVA
- FLAT BLOCK B GA PLANS GROUND AND FIRST FLOOR PLANS 1366-KSA-XX-XX-DR-A-288 REVB
- FLAT BLOCK C GA PLANS GROUND FLOOR 1366-KSA-XX-XX-DR-A-291 REVA
- FLAT BLOCK D GA PLANS GROUND FLOOR 1366-SKA-XX-XX-DR-A-295 REVA
- LANDSCAPE INDEX PLAN 1564-HED-SW-XX-DR-L-1100 REVP00
- LANDSCAPE GENERAL ARRANGEMENT 1564-HED-SW-XX-DR-L-1101 PREVP00
- PAVING AND SITE FURNITURE PLAN SHEET 1 1564-HED-SW-XX-DR-L-1201 REVP00
- PAVING AND SITE FURNITURE PLAN SHEET 2 1564-HED-SW-XX-DR-L-1202 REVP00
- PAVING AND SITE FURNITURE PLAN SHEET 3 1564-HED-SW-XX-DR-L-1203 REVP00
- PAVING AND SITE FURNITURE PLAN SHEET 4 1564-HED-SW-XX-DR-L-1204 REVP00
- PAVING AND SITE FURNITURE PLAN SHEET 5 1564-HED-SW-XX-DR-L-1205 REVP00
- PLANTING PLAN SHEET 6 1564-HED-SW-XX-DR-L-1206 REVP00
- PLANTING PLAN SHEET 1 1564-HED-SW-XX-DR-L-1301 REVP00
- PLANTING PLAN SHEET 1 1564-HED-SW-XX-DR-L-1302 REVP00
- PLANTING PLAN SHEET 3 1564-HED-SW-XX-DR-L-1303 REVP00
- PLANTING PLAN SHEET 4 1564-HED-SW-XX-DR-L-1304 REVP00
- PLANTING PLAN SHEET 5 1564-HED-SW-XX-DR-L-1305 REVP00
- PLANTING PLAN SHEET 6 1564-HED-SW-XX-DR-L-1306 REVP00
- LANDSCAPE SECTION AA 1564-HED-SW-XX-DR-L-1401 REVP00
- LANDSCAPE SECTION BB 1564-HED-SW-XX-DR-L-1402 REVP00
- LANDSCAPE SECTION CC AND DD 1564-HED-SW-XX-DR-L-1403-P00
- TYPICAL PAVING AND SITE FURNITURE DETAILS 1564-HED-SW-XX-DR-L-1501 REVP00
- TYPICAL PLANTING DETAILS 1564-HED-SW-XX-DR-L-1502 REVP00
- SITE DRAINAGE OVERVIEW PLAN 5000 REVP01
- GERNERAL ARRANCEMENT PLAN 5013 REVP01
- S38 PROPSOED LONGITUDINAL SECTIONS 5031 REVP01
- DRAINAGE GENERAL ARRANGEMENT 5100 REVP01
- DRAINAGE SHEET 1 5101 REVP01
- DRAINAGE SHEET 2 5102 REVP01
- DRAINAGE SHEET 3 5104 REVP01
- DRAINAGE SHEET 4 5104 REVP01
- DRAINAGE SHEET 5 5105 REVP01
- DRAINAGE CATCHMENT PLAN 5106 REVP01
- ADRAINAGE OVERLAND AND FLOW ROUTE PLAN 5107 REVP01
- FOULD WATER MANHOLE SCHEDULE SHEET 1 5114 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 1 5120 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 2 5121 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 3 5122 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 4 5123 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 5 5124 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 6 5125 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 7 5126 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEET 8 5127 REVP01
- DRAINAGE DETAILS SHEET 1 5550 REVP01

- DRAINAGE DETAILS SHEET 2 5551 REVP01
- DRAINAGE DETAILS SHEET 3 5552 REVP01
- DRAINAGE DETAILS SHEET 4 5553 REVP01
- PRELIMINARY DRAINAGE STRATEGY 20-061-007 REVN
- DRAINAGE DRAWINGS SHEETS 3-5 5105 REVP01
- DRAINAGE CATCHMENT PLAN 5106 REVP01
- SURFACE WATER LONGITUDINAL SECTIONS SHEETS 1-8, DRAINAGE NOTES AND DETAILS
- S38 GENERAL ARRANGEMENT PLANS AND LONGITUDINAL SECTIONS
- WATER SERVICE LAYOUT E15483/DWG/020
- TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT, ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN
- GEO ENVIRONMENTAL ASSESSMENT
- REMEDIATION METHOD STATEMENT SUMMARY
- 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 REPORT
- REMEDIATION STRATEGY
- ARCHIAEOLOGICAL EVALUATION
- PLANTING SCHEDULES 1564-HED-SW-XX-SH-L-1701 REVP00
- PLANTING SCHEDULE
- BASIN LINER ANTI FLORATION CALCULATION
- SURFACE WATER MANHOLE SCHEDULE SHEET 1 5110 REVP01
- SURFACE WATER MANHOLE SCHEDULE SHEET 2 5111 REVP01
- SURFACE WATER MANHOLE SCHEDULE SHEET 3 5112 REVP01
- FOUL WATER MANHOLE SCHEDULE SHEET 2 5115 REVP01
- FOUL WATER MANHOLE SCHEDULE SHEET 3 5116 REVP01
- DRAINAGE NOTES 5199 REVP01
- APPENDIX L FOUL WATER STRATEGY, APPENDIX M FOUL WATER CALCULATIONS, 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
- STATEMENT OF COMPLIANCE WITH LOCAL PLAN POLICY ECC SP2
- PROJECT SPECIFICATION FOR AN ARCHAEOLOGICAL EVALUATION
- EMPLOYMENT SKILLS PLAN
- WSCC LLFA Surface Water Drainage response

Condition wording

Condition 17 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 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.”

Condition 21 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”

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

We have no Comments on Conditions 13, 14, 28, 32, 34, 40, 42 and 43, which do not require drainage design.

We have reviewed surface water drainage only. We have not reviewed the foul water drainage design.

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/105/25/DOC Site Name: Woodgate Centre Oak Tree Lane Woodgate PO20 3GU	Initial Issue Date: 28/11/2025 Issue Date: 28/11/2025 Reviewer Reference: ADC/EXT5/AF
--	---

Summary and Recommendation:

Condition 17: Surface Water Drainage scheme - Objection
Condition 18: Maintenance and Management of Surface water system - Objection
Condition 21: Discharge of flows - Further information required

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:	28/11/2025				
Condition Number: 17 (Surface Water Drainage scheme)					
Comment Number					
1.	Greenfield runoff calculations are not included in the Drainage Technical Note. The design peak outflows must be confirmed based upon the drained area and site specific FEH greenfield runoff data.				
2.	The catchment plan shows a total drained area of 2.84ha whereas the calculations include 2.69ha. The entire drained area should be included in the calculations.				
3.	The half drain times for the storage features is not shown on the calculations for the design storm. Please clarify in the report.				

4.	The flow control chamber is downstream of an open water feature. Noting the trash screens on the inlet and outlet, there remains a blockage risk to the flow control device. Additional measures to reduce risk and mitigate the impact of blockage should be incorporated. Please demonstrate that this risk has been adequately assessed and accounted for by the design and the management plan for the SuDS.				
5.	Permeable paving attenuation should not be positioned within utility services margins as the excavation of this infrastructure will damage the attenuation and may not be reinstated effectively. Similarly, the attenuation tanks within utility service margins would need to have sufficient cover for a standard NJUG arrangement without risking damage to the attenuation.				
6.	Evidence should be provided that the attenuation storage can be positioned within the exiting sewer easements.				

7.	There are instances of adoptable foul water drainage beneath permeable paving SuDS storage and adjacent to crate storage. This may not be acceptable to the adopting asset owner and may reduce the area available for attenuation storage. Please confirm by providing comments or evidence of acceptance of the design by the adopting asset owner.				
Condition Number: 18 (Maintenance and Management of Surface water system)					
Comment Number					
1.	The MMP states that the residents are responsible for funding the maintenance of the drainage system and may set up a company to appoint a drainage contractor. This is not sufficient clarity for discharge of conditions stage. There should be a clear plan with ownership, responsibilities / roles and processes established. In our view, in order to ensure maintenance responsibilities are actioned, there should be a management company set up by the developer and owned / run by the estate				

	owner or passed to the residents or other landowner as part of transferring the freehold of the land.				
Condition Number: 21 (Discharge of flow)					
Comment Number					
1.	We note there is no objection from the Lead Local Flood Authority and we have no specific comments on the watercourse alteration design. However, the design for the surface water drainage system should be approved prior to discharging this condition.				
2.	Note – Ordinary Watercourse Consent (Land Drainage Act) will be required from the County Council as Land Drainage Authority prior to physical alteration to existing ordinary watercourses.				

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.

From: Nicola Spencer on behalf of Planning.Responses
Sent: 01 December 2025 17:41
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/105/25/DOC
Attachments: AL-105-25-DOC – Woodgate Centre 1 FEL V2.docx

PL-Consultation-Engineers response

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

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

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 28 November 2025 13:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/105/25/DOC

Hi Hannah,

Find the consultation – an objection – attached. Apologies for the delay in response.

I am submitting this consultation on behalf of Paul, our Principal Drainage Engineer. It has been completed by one of our external consultants.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk

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



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

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 21 October 2025 08:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: AL/105/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	AL/105/25/DOC
Registered:	20th October 2025
Site Address:	Woodgate Centre Oak Tree Lane Woodgate PO20 3GU
Description of Works:	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 Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **4th November 2025**.

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Hannah Kersley

Planning Case Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk