

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/6/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Hannah Kersley	Date of Review:	21/11/2025
Site Name:	8 Autumn Gate Hook Lane Aldingbourne PO20 3TE		
Application Description:	Approval of details reserved by condition imposed under reference AL/75/24/HH relating to condition number 4 - surface water drainage scheme.		
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 4: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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:

- SuDS DATA 24/08/2021
- SuDS DATA 06/10/2021
- DRAINAGE DETAILS 1 OF 2 - 435050-203P4
- DRAINAGE LAYOUT 2 OF 2 - 435050-202P2
- DRAINAGE DETAILS 2 OF 2 - 435050-204P
- DITCH SECTIONS- 435050-205P2
- HEADWALL DETAILS - 435050-206P1
- Proposed Drainage Strategy C3631 P3 101
- Proposed Typical Construction Details C3631 P3 201
- SuDS MAINTENANCE & MANAGEMENT PLAN TB/435050/eg SEPT 2021
- SuDS MAINTENANCE & MANAGEMENT PLAN TG/435050/eg OCT 2021
- GROUNDWATER MONITORING LETTER - 21.1.2021
- GROUND WATER MONITORING LETTER 21.1.2021
- ORDINARY WATERCOURSE LAND AND DRAINAGE CONSENT - 22.10.2021

- 08.10.25 Storm Water Calculations_0.6 l_s
- Surface water drainage report C3621 P2

Condition wording

Condition 4 is worded as follows:

"Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include: 1. Winter groundwater monitoring, 2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved, 3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy, 4. Impermeable area plan, 5. Calculations modelling the surface water drainage network for the following storm events: a. 100% Annual Exceedance Probability b. 10% AEP + climate change allowance c. 3.3% AEP + climate change allowance d. 1% AEP + climate change allowance All storm events must include an allowance for urban creep and surcharged outfalls where appropriate, 6. Detailed drainage plans conforming to Local Planning Authority guidance, 7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms, 8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme. The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. Reason: In order to comply with policies W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. **We have no further comments on the information provided and can confirm the details and information provided is acceptable in terms of the surface water drainage scheme**

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/6/25/DOC Site Name: 8 Autumn Gate Hook Lane Aldingbourne PO20 3TE	Initial Issue Date: 21/11/2025 Issue Date: 21/11/2025 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 4: **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.

	Comment History	ADC Drainage Comments	Designer Response	ADC Drainage Comments	Designer Response
Date:		01/10/2025	08/10/2025		
Condition Number: 4					
Comment Number					
1.	ADC Drainage Response (AL-6-25- DOC) 15/07/2025 Where the existing pipe is being connected to, specify an oblique 45 degree junction or new manhole. Designer response (AL-6-25- DOC) 25/07/2025 Updated. The oblique 45 degree ensured. ADC Drainage Response (AL-6-25- DOC) 26/08/2025 Please advise where the drawing has been updated to reflect this Designer response (AL-6-25- DOC) 04/09/2025	Item now closed			

	Noted. The oblique 45 degree junctions have been described and marked on the drawing , indicating their exact locations. Please refer to the Proposed Drainage Strategy Rev P2.				
2.	ADC Drainage Response (AL-6-25- DOC) 15/07/2025 Please provide interception drainage to ensure that the first 5mm of rainfall over the proposed impermeable area is not discharged from the site. Ie. rainwater harvesting, etc. Designer response (AL-6-25-DOC) 25/7/2025 A water butt will be provided to capture the first 5mm of rainfall, in line with the interception drainage requirement. ADC Drainage Response (AL-6-25- DOC) 26/08/2025 Water butt proposed to serve part of roof only. However, Standard 2 of the National harvesting, etc. Standards advises that water butts do not achieve the interception requirements, unless they can be demonstrated to comply. Please review. Full construction details will be	Whilst the use of the bio-retention planter is welcomed, please review the detail. Currently the perforated pipe and inlet to this system is at the base of the planter. As such the initial surface water run-off will miss the benefits of the planter and not provide the level of treatment/interception required. Please consider either raising the inlet level or dropping the finished level of the planter to achieve the full benefit of the raingarden. As a minimum we the inlet should be no deeper than 250mm below the finished level of the planter to achieve the required interception and we would expect a maximum void ratio of 20%	Noted. The inlet level to the proposed bioretention planter has been raised to 9.760 m AOD, ensuring it remains no deeper than 0.25 m below the finished level of the planter, which is now set at 10.000 m AOD. The outlet pipe level is 9.560 m AOD, and the base level of the bioretention planter is 9.550 m AOD. Please refer to the updated Proposed Typical Construction Details, Revision P3, which now includes the revised bioretention planter detail. Following the council's comments, the maximum void ratio for the bioretention		

	required to support any proposal. Designer response (AL-6-25-DOC) 04/09/2025 Noted. The water butt will now be used solely for rainwater reuse and not relied upon for interception. To ensure compliance with Standard 2, we are proposing a lined bioretention planter unit which will capture, convey and store the first 5mm of rainfall, allowing runoff to be naturally absorbed or lost to the atmosphere. The construction detail has been provided-please see Proposed Typical Construction Details Rev. P2		planter has been reduced from 30% to 20% to reflect a more conservative and realistic attenuation capacity based on the planting medium specification.		
3.	ADC Drainage Response (AL-6-25- DOC) 15/07/2025 Provide a suitable catchpit upstream of the flow control chamber, ensuring all flows have to pass through this chamber. Include full construction details. Designer response (AL-6-25-DOC) 25/07/2025 Updated. ADC Drainage Response (AL-6-25- DOC) 26/08/2025	Noted and closed			

	Specify sump depth on construction detail Designer response (AL-6-25-DOC) 04/09/2025 Noted. It has been updated-please see Proposed Typical Construction Details Rev. P2				
4.	ADC Drainage Response (AL-6-25- DOC) 15/07/2025 Where the threshold drain is being connected to pipeline Re1 to S1, specify an oblique 45 degree junction. Similar comment for the RWP on the SE corner Designer response (AL-6-25-DOC) 25/07/2025 Updated. ADC Drainage Response (AL-6-25- DOC) 26/08/2025 Clearly indicate that these connections will be made using oblique 45 degree junctions. Designer response (AL-6-25-DOC) 04/09/2025 Noted. The oblique 45 degree junctions have been described and marked on the drawing, indicating their exact locations. Please refer to the Proposed Drainage Strategy Rev P2.	Noted and closed			

5.	ADC Drainage Response (AL-6-25- DOC) 15/07/2025 Calculations; a) Apply urban creep to all storm simulations (only applied to 1/100 year event). b) Design against a surcharged outfall. Suggest this level is taken as the top of ditch bank. c) Ensure all storm simulations include winter events Designer response (AL-6-25-DOC) 25/07/2025 The surface water calculations have been updated. • Urban creep of 10% has been applied to 1 in 100 year event. • The water level at the outfall point is 9.921 m during the 1 in 100 year event plus 45% climate change and 10% urban creep. The top level of the ditch bank at the location of the proposed headwall is 10.000 m • All storm simulations include winter events. ADC Drainage Response (AL-6-25- DOC) 26/08/2025 Provide evidence that a surcharged outfall has been modelled. The 1 in 100 year event simulations do not	Please review the calculations and detail for the bio-retention planter. Currently the calculations take benefit of 565mm depth of attenuation medium of 30% void ratio. This appears to overestimate the available attenuation volume since the planting medium will need a good mixture of loam and sand to sustain plant ground etc... and thus 30% may not be achievable. Please expand on the specification on the construction detail, clearly adding the specification for the planting and filter mediums etc... in addition please clearly annotate the dimensions required for this bio-retention planter	Noted. The calculations and details of the bioretention planter have been updated in accordance with the requirements. To achieve a gravity connection, the bioretention planter is now designed with a total depth of 0.450 m. The assumed void ratio has been revised from 30% to 20% to represent a conservative, worst-case scenario for storage capacity. Please refer to Proposed Typical Construction Details, Revision P3, Drawing No. 201, and Proposed Drainage Strategy, Revision P3, Drawing No. 101, for the updated bioretention planter design and associated levels	Noted and item now closed	
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	appear to include winter storms? Designer response (AL-6-25-DOC) 04/09/2025 The surcharged outfall has now been designed, and the drainage calculations have been updated to reflect the winter storm. Please see '04.09.25 Storm Water Calculations 0.6l/s' However, due to the required surcharged outfall, the maximum flow discharge rate needs to be increased by 0.1 l/s, resulting in a revised maximum flow discharge rate of 0.6l/s				
6.					

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.

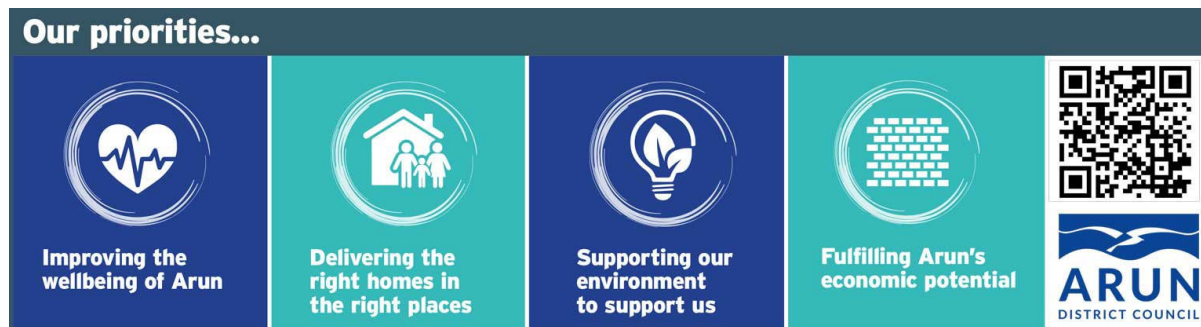
[REDACTED]

Drainage Engineers response

[REDACTED]

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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 November 2025 17:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: AL/6/25/DOC

Hi Hannah,

Find the consultation – no 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

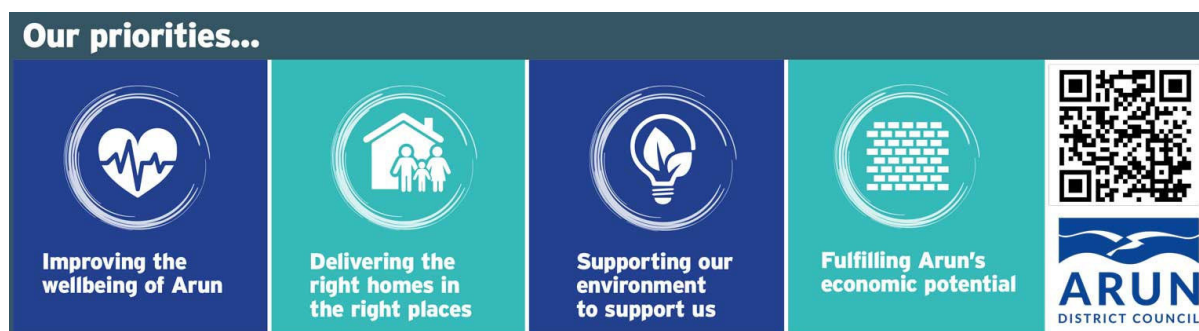
Sarah Burrow
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 10 October 2025 15:04

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

Subject: Planning Re-Consultation on: AL/6/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AL/6/25/DOC
Registered: 27th January 2025
Site Address: 8 Autumn Gate Hook Lane Aldingbourne PO20 3TE
Grid Reference: 493572 104563
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under reference AL/75/24/HH relating to condition number 4 - surface water drainage scheme.

I am able to inform you that I have received an amendment to the above application dated 9th October 2025 relating to: Substitute drainage plans and documents

If you should wish to make further representations as a result of this amendment, please make any further comment by **24th October 2025**.

[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

Hannah Kersley

Planning Case Officer-Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLRECON_DOC (ODB) 2020