

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/100/24/DOC	Reviewer Reference:	ADC/EXT02/GK
Planning Officer:	David Easton	Date of Review:	02/12/2024
Site Name:	Lidl Unit 1, Felpham Relief Road Newlands Road Bognor Regis PO22 9FJ		
Application Description:	Approval of details reserved by condition imposed under reference BE/126/19/PL relating to condition number 6 - Surface Water Drainage.		
Assessment Number:	1 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - <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/> and <https://www.arun.gov.uk/land-drainage-consent/>

Arun District Council surface water pre-commencement conditions - <https://www.arun.gov.uk/planning-pre-commencement-conditions>

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' <https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf>

Response	Condition 6 Support
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Additional comments to the planning officer

The NPPF states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere (paragraph 173 and 180e). The PPG guides local planning authorities to refer to 'Sustainable drainage systems: non-statutory technical standards' 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.

This consultation has been primarily informed by The SuDS Manual.

The following documents have been submitted and reviewed to inform this consultation:

- LIDLBOGNOR.10-DTN Surface Water Drainage, Condition 6 Re-submission October 2024 (1st Issue)
- Covering Letter ref CSC1226 dated 17 October 2024.

Upon reviewing the information package submitted the scheme appears to have provided enough details. The applicant has adequately addressed all the previous requested items and has resulted

in a recommendation to discharge of condition 6 in accordance with Arun District Council's and West Sussex's LLFA Policy.

We therefore recommend the discharge of condition 6.

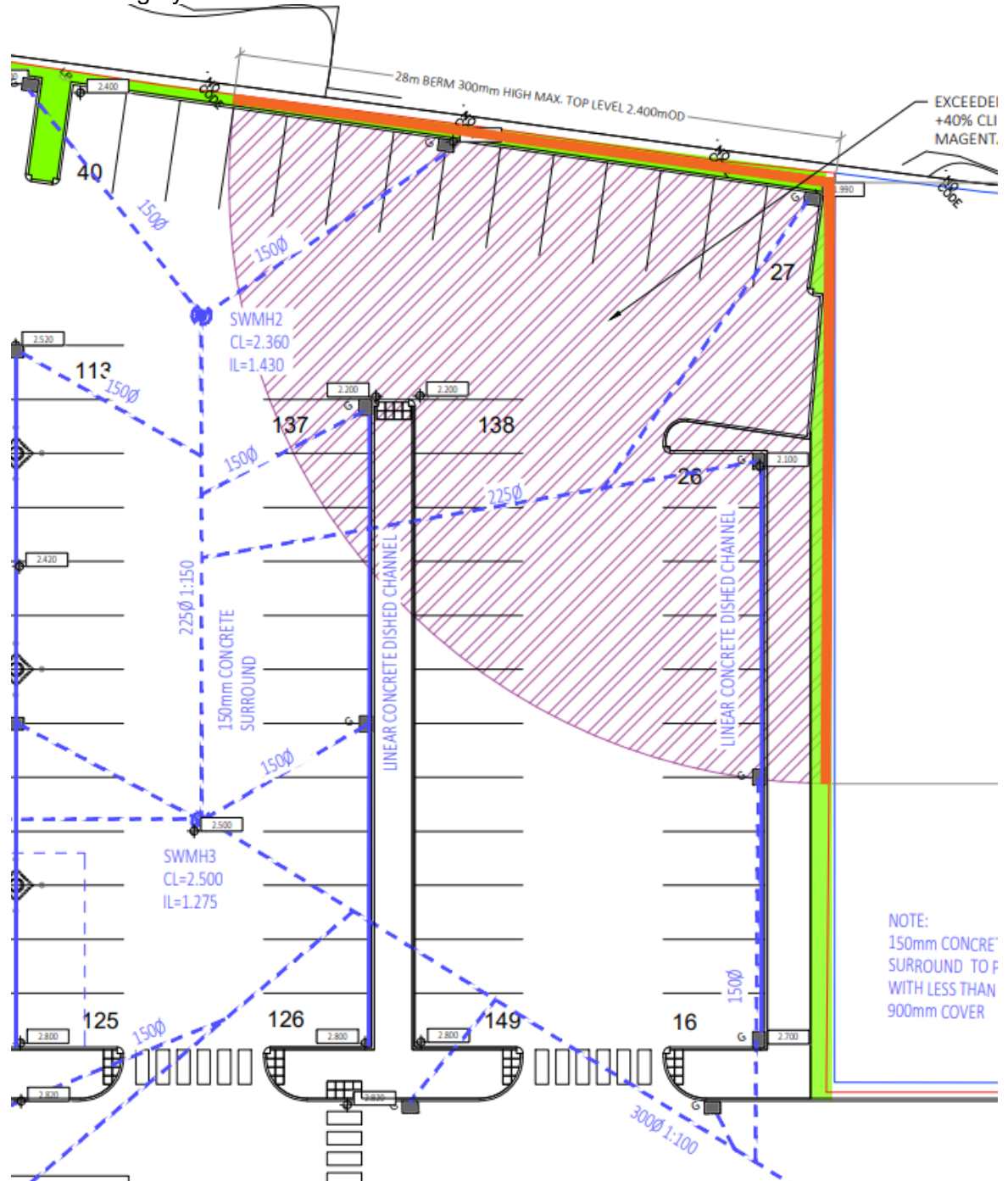
Application Reference: BE/100/24/DOC Site Name: Lidl Unit 1, Felpham Relief Road Newlands Road Bognor Regis PO22 9FJ	Initial Issue Date: Issue Date: 2/12/2024 Reviewer Reference: ADC/EXT02/GK
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Summary and Recommendation:

Condition 6: **Support**

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 [BE/95/22/DOC]	ADC Response [BE/95/22/DOC]	ADC Response		
Date	17 January 2023	8 March 2024	2/12/2024		
Condition Number: 6					
1.	ADC Drainage Comments [17/01/2023]: Submission of cross sections of the storage tank. Arun DC typically require two cross sections of any SuDS feature, including storage tanks, to be provided. Currently only the datasheet is included within the appendix of the revised report. Please can you provide these cross sections. Designer Response [17/05/2023]: Revised report "Surface Water Drainage, Condition 6 – January 2023" submitted. ADC Response: The revised report does not include the two cross-sections; this should be provided. Also the section through the attenuation basin does not provide the required safe/buffer distance along the top of the detention basin We require a 3m easement from the top of the bank of the attenuation basin (on all sides). Designer Response: Response at email from Sean Foley dated: 25/08/23.	Please provide a method statement explain how the maintenance of the attenuation basin will take place. It should contain how the liner will be maintained/replaced, how the basin will be desilted and reprofiled. Also please update drawing '3025 – Pond Cross Section' to show that the boundary fence will be easily demountable (ie. removeable panels) to allow easy access through the perimeter.	Comment closed.		
2.	For consistency, as Condition 6 included maintenance, the maintenance strategy must be updated and resubmitted in accordance with the changes to the design. Designer Response [17/05/2023]: Revised report "Surface Water Drainage, Condition 6 – January 2023" submitted. ADC Response: This has not been provided Designer Response: Response at email from Sean Foley dated: 25/08/23.	The maintenance strategy was contained on report 'Drainage and SUDS operation & maintenance strategy' by Ramboll 2020 not at the previously referenced document. This was uploaded in the portal in September 2023. Due to the lack of a 3m maintenance strip, we require a more detailed description of the maintenance of the pond. Please provide a method statement as part of the maintenance strategy.	Comment closed.		
	Comments not affecting DOC				

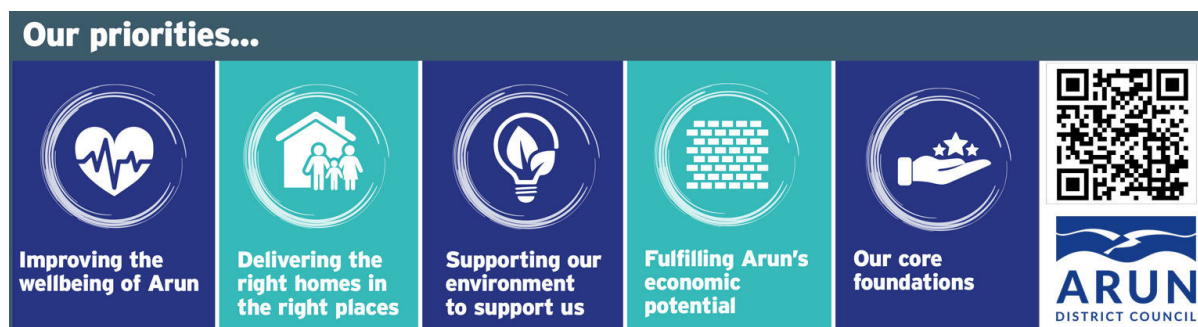
	The scheme and revised calculations were based on the now known to be erroneous CV 0.84, however, as these values were previously agreed this will not affect these DOC comments. We do however recommend that the site occupant is made aware of this, as it is expected that this may lead to more frequent flooding of the carpark than stipulated in the calculations of the revised report.				
6.	Further comments on the verification Report The drainage calculation provided in report Mayer Brown report ref LIDLBOGNOR.10-DTN, does not accurately model the as built drainage installations. The snip of the As-built drawing by SDS is as below  Compared to the snip of the simulated model as below:				

	 Of note is that the lowest level as presented in the as-built information is 1.99mAOD, however the level used in the micro drainage is approximately 100mm higher than this level. Also the node for 5.001 is using a higher level than the as-built level. The correct level needs to be revised to prove that this area isn't flooding.				
	The micro drainage calculation presents a Tank storage structure at the upstream end of simulated pipe 7.000. This storage structure is not shown on the drawing. As shown in drawing MBSK220512, there is a linear channel at the upstream end of pipe 7.000 shown at the base of the ramp.				
	The Microdrainage should be reprinted to include all Critical Result for all return period What was presented				

PL- Consultation- Engineers response

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

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From: David Easton <David.Easton@arun.gov.uk>
Sent: 19 January 2026 10:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BE/100/24/DOC

Could the attached documents please be uploaded to BE/100/24/DOC as a consultation response from engineers.

Many thanks,
David