

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AB/134/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Kathryn Welch	Date of Review:	27/01/2026
Site Name:	Arundel Gate Ford Road Arundel		
Application Description:	Approval of details reserved by condition imposed under AB/135/20/OUT relating to condition 26-as built drawings of approved surface water drainage scheme.		
Assessment Number:	1 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 26: Further information required
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient /	Objection

Reviewed Plans

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

- SuDS Verification Report Rev A
- SuDS VERIFICATION REPORT

Condition wording

Condition 26 is worded as follows:

"Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained 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"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. **Report includes site photos and appropriate analysis of variations to design from construction issue drawings,**
3. **buried pipework requires validation from CCTV survey, and missing yard gullies from unconstructed paved areas require validation from as built survey.**

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: AB/134/25/DOC Site Name: Arundel Gate Ford Road Arundel	Initial Issue Date: 27/01/2026 Issue Date: Reviewer Reference: ADC/EXT3/RW
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Summary and Recommendation:

Condition 26: **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:					
Condition Number: 26					
Comment Number					
1.	As built survey provided is low resolution and cannot be validated, can the as built survey be provided in useable format. As built survey to include finished surface levels of all hard landscaped areas including all private drives and FFLs for all plots. All gullies must be shown including yard gullies and linear drainage channels All pipes and manhole locations including pipe and manhole invert and diameter				

	Base levels and crest levels of SuDS features at reasonable intervals				
2.	CCTV survey of constructed drains required.				
3.	Can the designer confirm that drainage built was constructed in accordance with standard tolerances, please providing reference to the tolerance ranges required.				
4.	Can test certificates be provided for membranes				
5.	Can construction evidence be provided for items missing from the design as noted in the report i.e. yard gullies.				
6.	Please provide evidence of liners installed as part of phase 1 and any additional required liners				
7.	If invert levels do not match the proposed drainage, updated calculations or justification that the drainage has been constructed in accordance with the specification				
8.	Report notes that the pipe installed as phase 1 was constructed at 300Ø as opposed to 450Ø in design. Can justification be provided.				

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.

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

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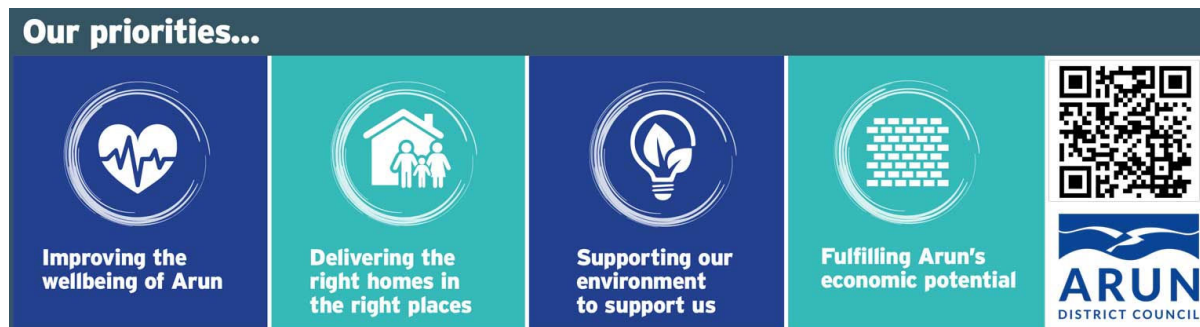
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DISTRICT COUNCIL

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 28 January 2026 11:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: Planning Consultation on: AB/134/25/DOC

T: 01903 737819
E: paul.cann@arun.gov.uk



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

Sent: 17 November 2025 09:03

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

Subject: Planning Consultation on: AB/134/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AB/134/25/DOC

Registered: 14th November 2025

Site Address: Arundel Gate Ford Road Arundel

Description of Works: Approval of details reserved by condition imposed under AB/135/20/OUT relating to condition 26-as built drawings of approved surface water drainage scheme.

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 **1st December 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

Harry Chalk

Planning Case Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLCONDOC (ODB) 2020