

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AB/134/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Kathryn Welch	Date of Review:	06/05/2026
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, for phase 1 and 2 only except plots 13, 17, 19, 20, 44 and 45.		
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 26: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	N/A
2. Interception drainage	N/A	N/A
3. Extreme Rainfall and Flooding	N/A	N/A
4. Water Quality	N/A	N/A
5. Amenity	N/A	N/A
6. Biodiversity	N/A	N/A
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 Part 1
- SUDs verification report drawings Part 2
- SUDs verification report drawings Part 3
- Engineers Comments Regarding Surface Water Drainage

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. **For the discharge of the phase 1 element, missing information requested related to as built information is still missing. Including levels of driveways accessways including kerb levels and gulley levels.**
3. **No CCTV survey provided**
4. **No membrane certificates provided.**
5. **No commentary on deviation from Construction design information.**

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: 06/05/2026 Reviewer Reference: ADC/EXT3/RW
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Summary and Recommendation:

Condition 26: **Objection**

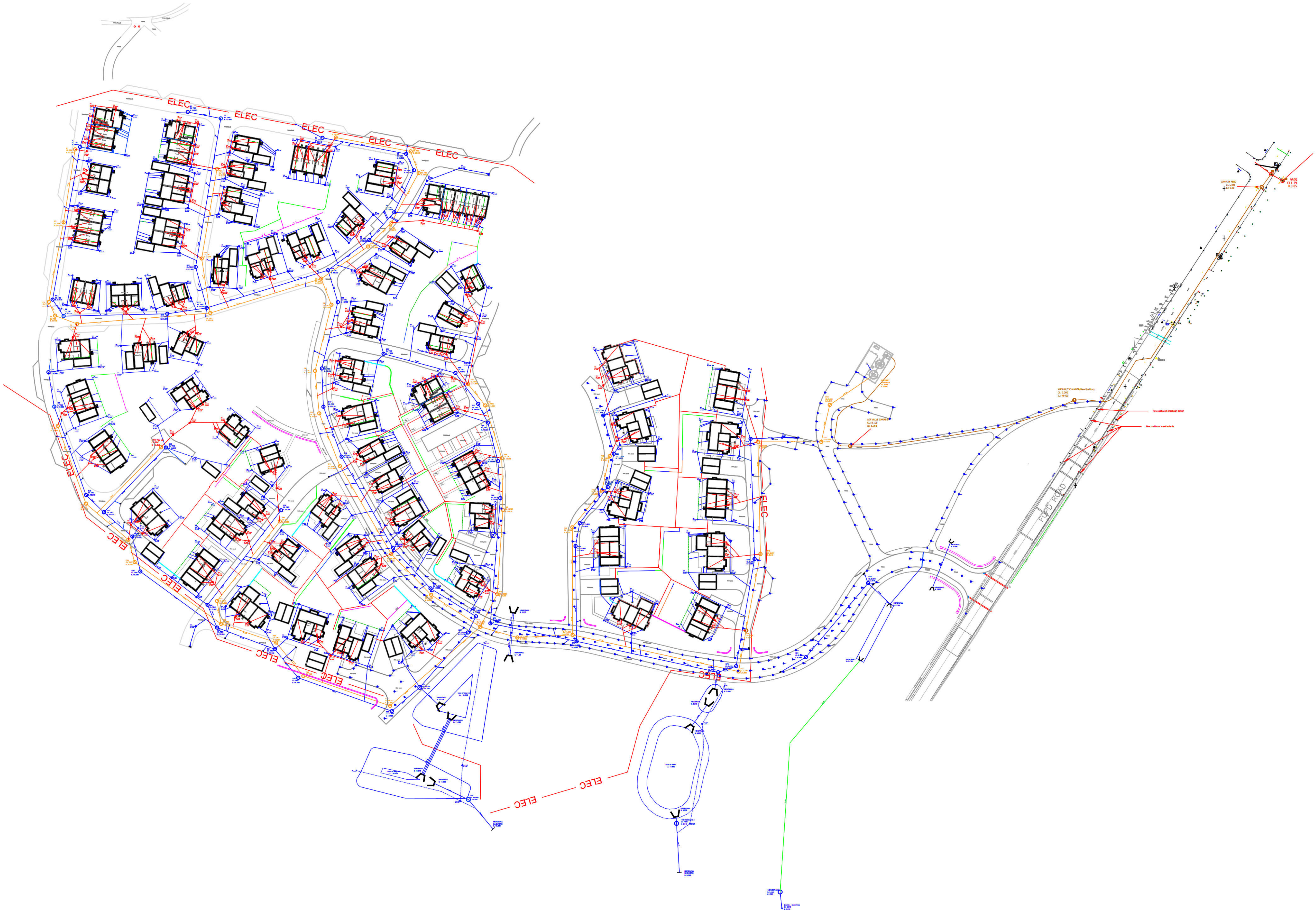
Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.

	ADC Drainage Comments	Designer Response			
Date:	27/01/2026				
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		A mark up of the as built information has been included showing unexplained discrepancies from the proposed construction information provided: Plots 1-10: no driveway levels shown to show the water drains effectively to the proposed drainage. Attenuation Pond and swale by hydrobrake 2: Pond crest level and swale crest level and location as built required including maintenance strip width. Headwalls built to different levels compared to proposed, does this effect hydraulic modelling? Plot 11: Gulley shown on construction layout not shown on as built.		

	Base levels and crest levels of SuDS features at reasonable intervals		Plot 25: gulley shown on construction layout not present on as built. Plot 27 – 30: Linear drainage channel in shared car park not constructed. Road levels not shown. Plot 23 and further up main road: No as built levels present. 14- 16: road contours show camber but gulleys only on 1 side. No gulley on plot 15 driveway. No as built road information in further plots.		
2.	CCTV survey of constructed drains required.		No CCTV survey provided		
3.	Can the designer confirm that drainage built was constructed in accordance with standard tolerances, please providing reference to the tolerance ranges required.		Further justification required for the statement “ As-Built Survey provided is generally in accordance with the Drainage Strategy with the minor differences in inverts not making a practical difference to the functionality of the system. “ from report.		
4.	Can test certificates be provided for membranes		No test certificates provided		
5.	Can construction evidence be provided for items missing		Items still listed as “to be installed. Still in abeyance”		

	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		No evidence of liners or certificates		
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		No updated calculations provided for discrepancies.		
8.	Report notes that the pipe installed at access junction as phase 1 was constructed at 300Ø as opposed to 450Ø in design. Can justification be provided.		It is noted the pipe is reduced in diameter to allow for greater depth to cover. Justification of hydraulic analysis not 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.



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CON RESIDUAL, MECHANICAL, ELECTRICAL & PUBLIC HEALTH DESIGN RISKS AND RESIDUAL ENVIRONMENTAL RISKS

NO UNUSUAL RISKS ASSOCIATED WITH THIS ELEMENT OF WORK.

In accordance with the Construction Design Management Regulations 2015, BSE34 Consulting Engineers Ltd has undertaken a design risk assessment for the elements of work shown on this drawing. The above are some but not all the residual risks identified in the risk assessment.

ABBREVIATIONS:

2x1 1000 DUCT	CONFIGURATION & SIZE IN MILLIMETRES	IL INVERT LEVEL
0.50	DEPTH IN METRES	JB JUNCTION BOX
AV	AIR VALVE	LP LAMP POST
BH	BOREHOLE	MR MARKER POST
BL	BLOCKED	NH MANHOLE
BOL	BOLLARD	NL NOT LOCATED
BC	BOLLARD COVER	NSV NO SERVICE VISIBLE
Bpav	BRICK PAVING	RDG RIDGE LEVEL
CCTV	CCTV CAMERA	RI RISER
CC	CONTROL CABINET	RS ROAD SIGN
CL	COVER LEVEL	SA SAWY ARMY
CO	COLUMN	SL SENSOR LOOP
CP	CATCH PIT	SV SLUICE VALVE
DP	DRAINPIPE	T&M TARMAC
EOT	END OF TRACE	TPav TACTILE PAVING
EP	ELECTRIC POLE	TR TREE
EV	EAVE LEVEL	VP VENT PIPE
FRL	FLAT ROOF LEVEL	WM WATER METER
GV	GAS VALVE	WO WASHOUT
GY	GULLY	WSV WATER STOP VALVE
IC	INSPECTION COVER	WV WATER VALVE
		UTL UNABLE TO LIFT
		UTT UNABLE TO TRACE

Notes:
1. Dimensions should not be scaled. All dimensions should be checked onsite before proceeding with any works.

1.0	ISSUE FOR INFORMATION
REVISION	COMMENTS

K KENWARD

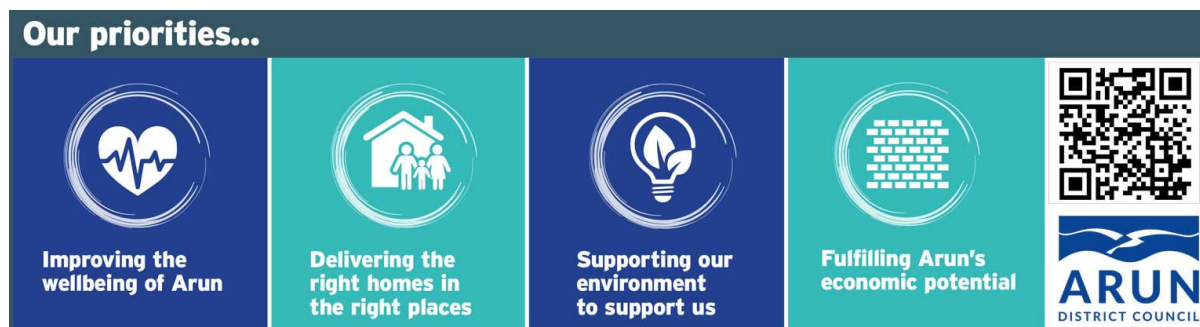
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Site:
New Land
Ford Road
Arundel, West Sussex
BN18 9EX

Drawing Title:
As Built Drawing

Scale	1:750	Drawn By	AR	Date Drawn	02.07.2025	Checked By	KC
Drawing No.	3125-01-02	Revision					
Sheet No.	1 of 1						As Built



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 03 March 2026 15:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-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
Grid Reference: 500642 106228
Category: Discharge of Condi
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, for phase 1 and 2 only except plots 13, 17, 19, 20, 44 and 45.

I am able to inform you that I have received an amendment to the above application dated 27th February 2026 relating to: Substitute SUDS verification report

If you should wish to make further representations as a result of this amendment, please make any further comment by **17th March 2026**.

[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

Kathryn Welch

Planning Case Officer-Arun District Council

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Email: kathryn.welch@arun.gov.uk

PLRECON_DOC (ODB) 2020