

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AB/145/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Kathryn Welch	Date of Review:	09/01/2026
Site Name:	Electricity Sub Station And Gas Valve Compound Ford Road Arundel BN18 9FN		
Application Description:	Approval of details reserved by condition imposed under AB/88/19/PL relating to condition 4-as built drawings concerning drainage.		
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 4 – As built drawings concerning drainage: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	Objection

Reviewed Plans

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

-SURFACE WATER DRAINAGE VERIFICATION REPORT

Condition wording

Condition 4 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. Additional supporting information is required at this stage to support the verification report**

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/145/25/DOC Site Name: Electricity Sub Station And Gas Valve Compound Ford Road Arundel BN18 9DX	Initial Issue Date: 29/12/2025 Issue Date: 09/01/2026 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 4: 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:	09/01/2026				
Condition Number: 4					
Comment Number					
1.	Insufficient information has been submitted to support discharge of condition 4. Please refer to the Arun District Council SuDS Verification Checklist on the minimum required information that should be submitted with the report. https://www.arun.gov.uk/designer-checklists				
2.	Provide details on author of the report confirming that the author is independent of the contractors and sub-contractors as well as a suitably qualified civil engineer.				

3.	Provide an as-built survey of the installed main principle surface water drainage network.				
4.	Provide CCTV survey of the principle surface water drainage.				
5.	Some of the approved plans submitted and used to inform this application do not align with those listed on the decision notice for application AB/142/22/DOC, some are not included at all. Where there are changes in the design from that originally approved these should be explained. If any changes are significant a new application to discharge condition 3 may be required.				
6.	Please submit full construction detail drawings and verification of the bespoke above ground storage tanks. It was an explicit expectation on the decision notice for application AB/142/22/DOC that these details would be submitted to support discharge of condition 4.				

7.	Please submit construction details and verification of the double covers to ensure adequate access to the flow control chamber associated with outfall 1. It was an explicit expectation on the decision notice for application AB/142/22/DOC that these details would be submitted to support discharge of condition 4.				

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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<https://www1.arun.gov.uk/planning-application-finder>

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 12 January 2026 09:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: AB/145/25/DOC

Please find enclosed our consultants response.

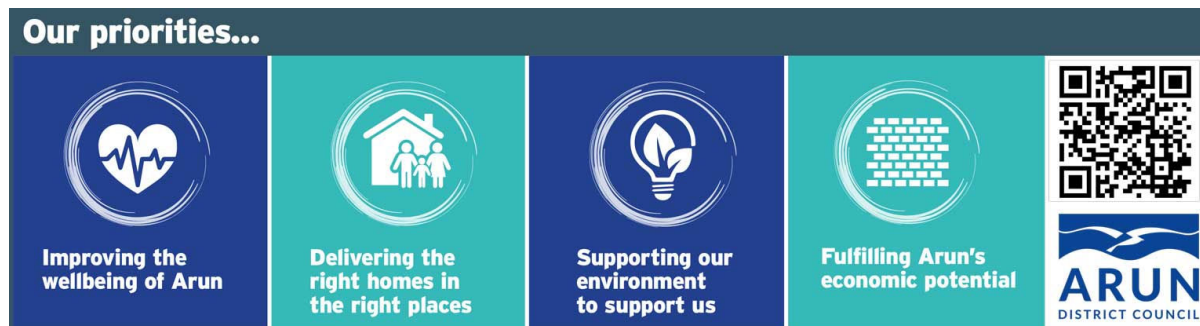
Regards

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

Sent: 03 December 2025 08:19

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

Subject: Planning Consultation on: AB/145/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AB/145/25/DOC

Registered: 2nd December 2025

Site Address: Electricity Sub Station And Gas Valve Compound Ford Road Arundel BN18 9FN

Description of Works: Approval of details reserved by condition imposed under AB/88/19/PL relating to condition 4-as built drawings concerning drainage.

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 **17th 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

Kathryn Welch

Planning Case Officer- Arun District Council

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLCONDOC (ODB) 2020