

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/38/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Harry Chalk	Date of Review:	27/07/2026
Site Name:	Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU		
Application Description:	Approval of details reserved by condition under AL/31/22/PL relating to conditions 5- Surface Water Drainage, 6- Drainage System to Adjacent Land and 7- Maintenance and Management of Surface Water Drainage System.		
Assessment Number:	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 5: Objection Condition 6: Further information required Condition 7: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Objection
2. Interception drainage	Insufficient	Further Information
3. Extreme Rainfall and Flooding	Insufficient	Further Information
4. Water Quality	Insufficient	Further Information
5. Amenity	Insufficient	Further Information
6. Biodiversity	Insufficient	Further Information
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Further Information

Reviewed Plans

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

- Levels and Drainage Drawing Rev A
- Drainage Statement Issue 2 dated 8 July 2026
- Response to Engineer's comments

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 5:

N/A

The following plans/documents should be listed as approved in respect to condition 6:

N/A

The following plans/documents should be listed as approved in respect to condition 7:

N/A

Condition wording

Condition 5 is worded as follows:

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Where the design of the surface water drainage scheme relies on an adjacent development, a Deed of Easement detailing agreement of taking such drainage shall also be provided as part of the required details. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order 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. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works”

Condition 6 is worded as follows:

“In the instance that the approved drainage design permitted under condition 5 requires drainage discharge into a nearby approved development (AL/107/21/PL or another approved permission), commencement of this development shall not be allowed until the delivery of the drainage system in the adjacent land is fully implemented and operational.

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. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.”

Condition 7 is worded as follows:

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.”

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

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/38/26/DOC	Initial Issue Date: 11/06/2026
Site Name: Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU	Issue Date: 27/07/2026
	Reviewer Reference: ADC/EXT5/AF

Summary and Recommendation:

Condition 5: **Objection**

Condition 6: **Further Information**

Condition 7: **Further Information**

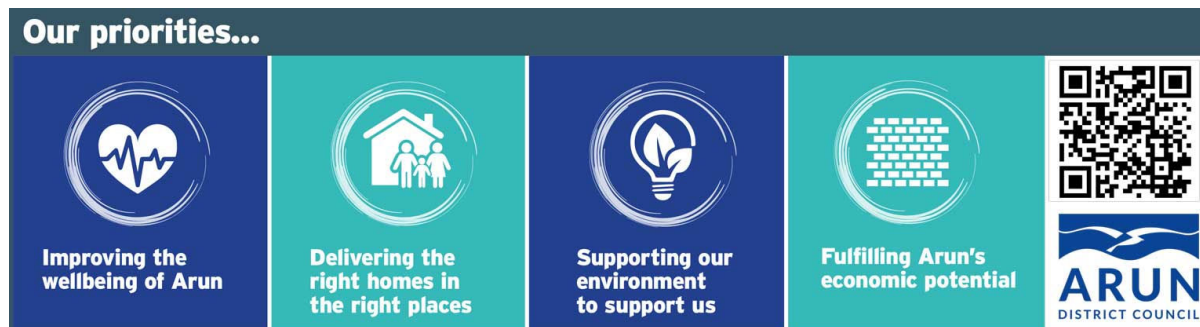
Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.

	ADC Drainage Comments	Designer Response	ADC Drainage Comments		
Date:	11/06/2026	08/07/2026	27/07/2026		
Condition Number: 5					
Comment Number					
1.	The drainage strategy proposed at planning stage has not been developed to a technical design. The proposed revised design is not in accordance with national and local sustainable drainage policy which specifically precludes discharge to a foul water sewer. It was made clear in comments at full planning stage that a proposed connection to the foul water sewer would not be acceptable.	The drainage strategy has been revised to follow the principles of the strategy referred to adjacent – with connection into the Third-Party infrastructure.	The proposed 'temporary' connection to the foul water sewer is not in accordance with national sustainable drainage policy and is not acceptable. There is no guarantee the situation would be temporary and no provision in the planning consent to enforce an alternative solution after a certain period. If the planning strategy is not feasible or not yet available an alternate strategy would need to be developed.		
2.	The technical design will need to be reviewed once the method of disposal of surface water drainage and the point of	N/A	Repeat comment: The technical design will need to be reviewed once the method of disposal of surface		

	discharge is in accordance with the planning stage drainage strategy, or an alternate strategy is proposed which is in accordance with current sustainable drainage policy and standards.		water drainage and the point of discharge is in accordance with the planning stage drainage strategy, or an alternate strategy is proposed which is in accordance with current sustainable drainage policy and standards.		
Condition Number: 6					
Comment Number					
1.	Condition 6 requires the receiving drainage system at the adjacent development to be implemented and operational prior to use. Currently the submission to discharge condition 5 does not shown a connection to the adjacent developments system but is not acceptable, see comments above. Clarification is required.	Designer understands that discussion with the planning authority has confirmed that a temporary connection to the foul sewer in accordance with the approved S106 will be acceptable, until the Third-Party infrastructure is in place (expected 2027). The revised design shows allowance for the temporary connection via a backdrop to PF5, to be removed upon implementation of the permanent solution.	The connection to the foul water sewer is not in accordance with sustainable drainage policy.		
2.	Evidence would be required of completion and operational use of the downstream drainage system once the point of discharge is confirmed.	As above.	Repeat comment: Evidence would be required of completion and operational use of the downstream drainage system once the point of discharge is confirmed.		

Condition Number: 7					
Comment Number					
1.	The Management and Maintenance Plan cannot be approved until the information provided to discharge Condition 5 is acceptable.	N/A	Repeat comment: The Management and Maintenance Plan cannot be approved until the information provided to discharge Condition 5 is acceptable.		
2.	The MMP is not currently in accordance with ADC guidance which can be found on our webpages here: https://www.arun.gov.uk/designer-checklists	Maintenance document has been updated to ensure that every checklist item has been addressed, where relevant, on the aforementioned checklist.	At DOC stage the MMP should be a standalone document to be passed to the maintenance provider and contains the approved drainage design. There should be a handover and inspection checklist and maintenance record proforma.		

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.



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

Sent: 21 July 2026 10:41

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

Subject: Planning Re-Consultation on: AL/38/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: AL/38/26/DOC
Registered: 26th May 2026
Site Address: Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU
Grid Reference: 494016 104244
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition under AL/31/22/PL relating to conditions 5- Surface Water Drainage, 6- Drainage System to Adjacent Land and 7- Maintenance and Management of Surface Water Drainage System.

I am able to inform you that I have received an amendment to the above application dated 17th July 2026 relating to: Updated drainage details

If you should wish to make further representations as a result of this amendment, please make any further comment by **4th August 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

Harry Chalk

Planning Case Officer-Arun District Council

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Email: harry.chalk@arun.gov.uk

PLRECON_DOC (ODB) 2020