

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/68/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hebe Smith	Date of Review:	24/08/2026
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 Condition 5- Proposed Surface Water Drainage Scheme, Condition 6- Drainage Discharge and Condition 7- Maintenance & Management of Surface Water Drainage Scheme.		
Assessment Number:	1		

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: Further information required Condition 6: Further information required Condition 7: Further information required
-----------------	---

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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Further Information
2. Interception drainage	Compliant	No Objection
3. Extreme Rainfall and Flooding	Insufficient	Further Information
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	Further Information

Reviewed Plans

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

- Drainage Statement 2026-C160-DS03 August 2026. Part 1 of 2
- Drainage Statement 2026-C160-DS03 August 2026. Part 2 of 2
- Management & Maintenance Schedule. 2026-C160-MMS03 August 2026
- Engineers Response
- Email correspondence regarding file 12.08.2026

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.
2. We note the previous (refused) application AL/38/26/PL and our previous comments, which are replicated on the comments tracker for continuity.
3. The latest drainage layout indicates discharge to the neighbouring site's drainage system (as proposed at planning stage) at a different point of discharge to the planning stage strategy and would be acceptable in principle subject to further 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: AL/68/26/DOC Site Name: Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU	Initial Issue Date: 24/08/2026 Issue Date: 24/08/2026 Reviewer Reference: ADC/EXT5/AF
---	---

Summary and Recommendation:

Condition 5: **Further information required**

Condition 6: **Further information required**

Condition 7: **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	ADC Drainage Comments	ADC Drainage Comments		
Date:	11/06/2026	27/07/2026	24/08/2026		

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. Designer Response 08/07/2026 The drainage strategy has been revised to follow the principles of the strategy referred to adjacent	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.	The revised drainage layout shows discharge to the drainage system at the site to the south in accordance with the planning stage strategy. There is an easement deed which confirms rights to discharge. The point of discharge is different to the planning stage strategy. The applicant should provide information on the downstream infrastructure and outlet for the new point of discharge and demonstrate the change in location does not increase flood risk at the neighbouring development.		

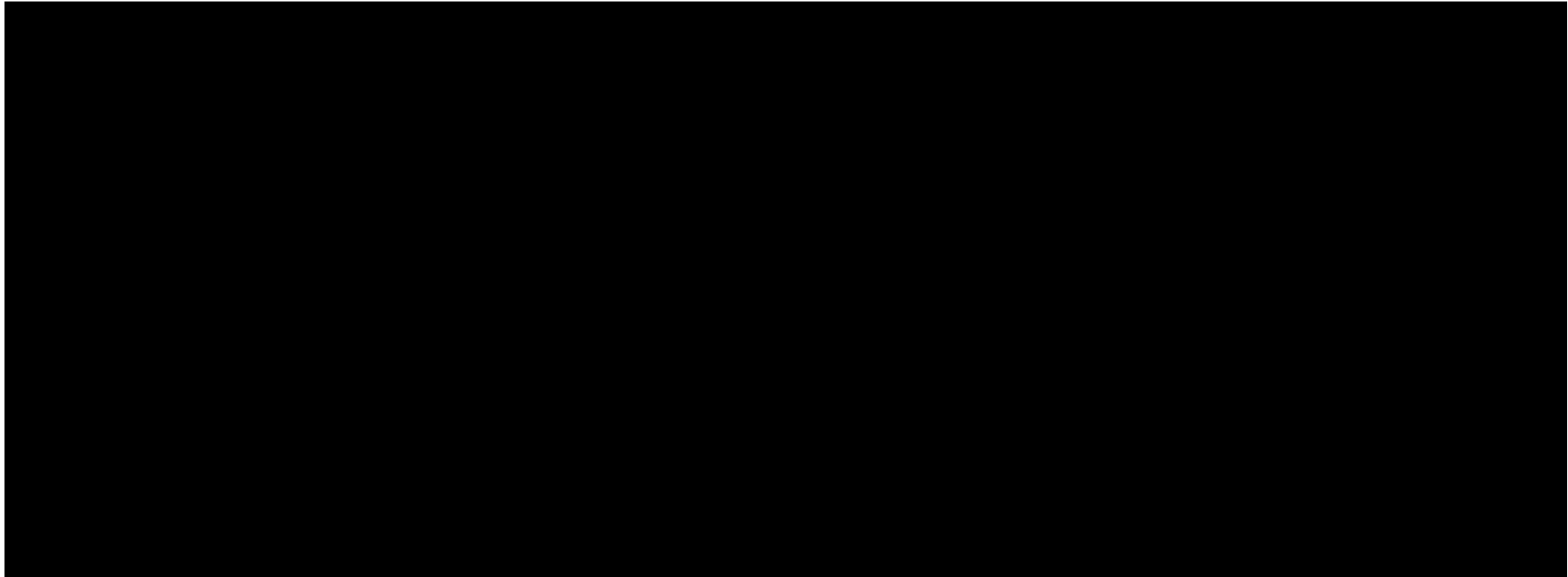
	– with connection into the Third-Party infrastructure.	Designer Response 27/07/2026 Temporary option removed on advice of applicant, as Third Party infrastructure is being progressed. Design in full accordance with strategy proposed at planning & in accordance with national & local policy			
2.	The technical design will need to be reviewed once the method of disposal of surface 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 Designer Response 08/07/2026 N/A	Repeat comment: The technical design will need to be reviewed once the method of disposal of surface 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. Designer Response 27/07/2026 No technical comments provided so no other updated.	The greenfield runoff rate calculation does not appear to be based upon the drained area. A pro-rata rate should be applied. The design peak flow should be checked against the pro-rata greenfield runoff rate and design rationale provided to confirm compliance with Standard 3 of the National Standards for SuDS.		
Condition Number: 6					
Comment Number					
1.	Condition 6 requires the receiving drainage system at the adjacent development to be	The connection to the foul water sewer is not in	Comment closed.		

	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 Response 08/07/2026 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	accordance with sustainable drainage policy. Designer Response 27/07/2026 No temporary connection to foul sewer proposed in update.			
2.	Evidence would be required of completion and operational use of the downstream drainage system once the point of discharge is confirmed. Designer Response 08/07/2026 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.	In accordance with the condition, the downstream infrastructure should be installed and available prior to discharge. Evidence of implementation should be provided in the form of as-built survey.		

		Designer Response 27/07/2026 Applicant to address separately.	The proposed design should be checked against as-built information.		
Condition Number: 7					
Comment Number					
1.	The Management and Maintenance Plan cannot be approved until the information provided to discharge Condition 5 is acceptable. Designer Response 08/07/2026 N/A	Repeat comment: The Management and Maintenance Plan cannot be approved until the information provided to discharge Condition 5 is acceptable. Designer Response 27/07/2026 Updated	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 Designer Response 08/07/2026 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 Designer Response 27/07/2026 As requested, this document has been re- uploaded as a separate document & includes a handover and inspection	The final MMP should include the approved plans. The other elements are acceptable.		

		checklist and maintenance record proforma. 'Approved' drainage strategy to be included in appendices for provision to applicant, once approved e.g. Condition 5 discharged.			

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.



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



Our priorities...



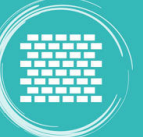
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 August 2026 14:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/68/26/DOC

Please find enclosed our consultants response, further information required.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

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

Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 12 August 2026 15:49

1

To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: AL/68/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	AL/68/26/DOC
Registered:	7th August 2026
Site Address:	Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU
Description of Works:	Approval of details reserved by condition under AL/31/22/PL relating to Condition 5- Proposed Surface Water Drainage Scheme, Condition 6- Drainage Discharge and Condition 7- Maintenance & Management of 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 **26th August 2026**.

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

Hebe Smith

Planning Case Officer- Arun District Council

Telephone: 01903 737626

Email: hebe.smith@arun.gov.uk