

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/75/26/HH	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Silvie Steiningerova	Date of Review:	22/09/2026
Site Name:	Fig Tree House Littleheath Road Aldingbourne BN18 0SR		
Application Description:	New detached single storey triple bay garage and storage superstructure plus PV replacement panels		
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	No 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 (Chapter 18). 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 likely result in an **objection** to an objection to a full or reserved matters planning application.

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.

A full written explanation of the assessment and response is given in the consultation comments to the planning officer.

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	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	

Reviewed Plans

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

- Covering letter
- Location and block plan.
- Engineers letter statement dated 25 August 2026

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

Note - Approved plans not required for drainage.

Consultation comments to the planning officer

0. General

- 0.1. The application is for householder development comprised on a replacement external garage occupying the same plan area as the previous structure which will therefore not increase the drained area at the site. There the development will not affect drainage on or off the site and in accordance with NPPF Policy F8 does not require sustainable drainage.
- 0.2. The development is not at significant risk of flooding from external sources and we do not require any further assessment.

1. Runoff destination

- 1.1. There is no increase to the drained area and the reuse of the existing runoff connection to the existing soakaway is acceptable.

2. Interception drainage

- 2.1. The reuse of existing runoff and connections is acceptable. Interception drainage is not required.

3. Extreme rainfall and flooding

- 3.1. The reuse of the existing approved soakaway is acceptable. No additional management of extreme rainfall is required.

4. Water quality

- 4.1. The reuse of existing silt trap and soakaway is acceptable.

5. Amenity

- 5.1. N/A

6. Biodiversity

- 6.1. N/A

7. Construction, operation, maintenance, decommissioning and structural integrity

- 7.1. N/A

8. Suggested conditions / Overcoming the objection

- 8.1. No planning conditions required.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 02 October 2026 15:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/75/26/HH

Please find enclosed our consultants response, no objection.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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E: paul.cann@arun.gov.uk

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

Sent: 10 September 2026 11:34

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

Subject: Planning Consultation on: AL/75/26/HH

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission for Works or Extension to a Dwelling

Application No: AL/75/26/HH

Registered: 10th September 2026

Site Address: Fig Tree House Littleheath Road Aldingbourne BN18 0SR

Grid Reference: 494534 107675

Description of Works: New detached single storey triple bay garage and storage superstructure plus PV replacement panels.

The Council have received the above application.

[Click here to view the application and 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.

Should you have any comments to make, these should be sent by replying to this email by 15th October 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

When the appeal relates to a householder application there will be no opportunity to make further comments.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Silvie Steiningerova

Planning Officer- Arun District Council

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Email: silvie.steiningerova@arun.gov.uk

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