

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/78/26/S73	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hebe Smith	Date of Review:	22/09/2026
Site Name:	Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU		
Application Description:	Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 6 following the grant of AL/31/22/PL to amend the trigger from pre-commencement to pre-occupation		
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

Objection

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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.

Reviewed Plans

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

- Email with Location Plan & draft DOV 10.09.2026
- Section 73 planning statement

Comments

This application applies to vary condition 6 imposed under "AL/31/22/PL"

Condition 6 currently reads:

"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."

The **new wording** would read:

"In the instance that the drainage scheme approved pursuant to Condition 5 requires discharge into a drainage system serving a nearby approved development (including AL/107/21/PL or any other approved permission), no dwelling hereby permitted shall be occupied until the drainage system within the adjacent land into which the development is to discharge has been fully implemented and is operational."

Reason: To ensure that the approved development is satisfactorily drained before occupation, in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan."

Comments for Planning Officer

The approved drainage strategy is to discharge through the drainage system of a neighbouring site. However, this is not yet constructed and operational. Until such time as it can be surveyed and confirmed to be suitable, the technical design of the drainage system for this site cannot be confirmed and approved.

The completion of the downstream infrastructure is not guaranteed. Allowing the site to be constructed prior to this outlet being confirmed increases the risk of abortive works or a non-compliant alternative solution as the drainage solution may need to change.

We therefore **object** to this application.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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<https://www1.arun.gov.uk/planning-application-finder>



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 22 September 2026 11:55
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/78/26/S73

Please find enclosed our consultants response, an objection.

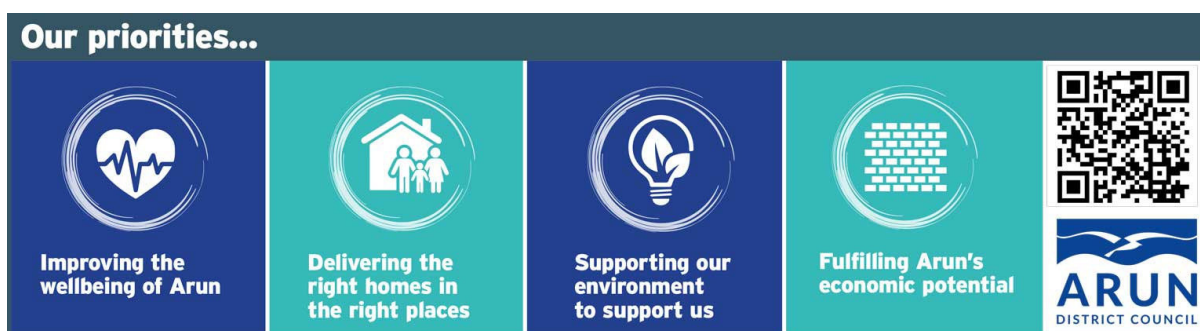
Regards

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

Sent: 14 September 2026 09:58

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

Subject: Planning Consultation on: AL/78/26/S73

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

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

Application Under Section 73 for the Removal or Variation of Conditions on a Previously Approved Planning Permission

Application No: AL/78/26/S73

Registered: 10th September 2026

Site Address: Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU

Grid Reference: 494016 104244

Description of Works: Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 6 following the grant of AL/31/22/PL to amend the trigger from pre-commencement to pre-occupation.

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.

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 Officer- Arun District Council

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