

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AL/81/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Simon Davis	Date of Review:	29/10/2025
Site Name:	Land to West of Hook Lane Hook Lane Westergate PO20 3TE		
Application Description:	Approval of details reserved by condition imposed under reference AL/79/20/OUT relating to condition number 21 - surface water drainage system (as built drawings).		
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 21: 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 (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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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.

Reviewed Plans

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

- Site Layout - Drainage 202 Rev.G
- Completion Report: Surface Water Drainage System (J/4417 - 08/07/2025)

Condition wording

Condition 21 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. **The verification report appears incomplete and does not appear to have evaluated as-built information against the approved designs. There are concerns on some of the installed drainage elements installed per the photos provided which could compromise the operation and maintenance of the surface water system which could increase the risk of flooding both onsite and downstream.**

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/81/25/DOC Site Name: Land to West of Hook Lane Lane Hook Westergate PO20 3TE	Initial Issue Date: 29/10/2025 Issue Date: 30/10/2025 Reviewer Reference: ADC/EXT 4
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Summary and Recommendation:

Condition 21: **Objection**

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:	29/10/2025				
Condition Number: 12					
Comment Number					
1.	Reference should be made to the ADC SuDS Verification Checklist on the Arun District Council Website: https://www.arun.gov.uk/designer-checklists				
2.	Provide details on the author of the verification report and qualifications to confirm the author is a suitably qualified civil engineer.				
3.	Provide CCTV drainage survey report of the main surface water drainage installed up to the outfall				
4.	Provide details and confirmation of test certificates of as-built membranes used in the permeable paving construction				
5.	Provide as-built drawings. The current drainage layout drawing is				

	not “as-built” as evident from the Plot PS 20 which appears to from the photo to have been constructed in conflict with the property fence line.				
6.	Provide a review of actual as-built survey and observations versus the approved design drawings and provided recommendations for remedial works and confirmation with evidence once these works are completed.				
7	The drainage installed appears incomplete per the photos provided in the photos. As the permeable paving is integral to providing attenuation storage, a further inspection and verification of the as-built drainage needs to be carried out once works are completed.				
8	The outfall to the existing watercourse appears incomplete, from the CEP construction details which formed part of the approved plans, there should be a gabion mattress constructed on the opposite side of the outfall as well as along the base of the ditch at the outfall. Both appear missing				
9	Provide manufacturers details and specification of as-built vortex control				
10	The majority of photos indicate the inspection chambers have				

	significant ingress of silt and gravel which is a concern as clearly will not be operational and inevitable once surface water discharges into this system will wash this material into the permeable paving diffuser units and potentially impact their performance.				
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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: Nicola Oktay on behalf of Planning.Responses
Sent: 03 November 2025 09:46
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/81/25/DOC
Attachments: AL-81-25-DOC West of Hook Lane.docx

Drainage Engineers response

Nikki Oktay
Planning Receptionist, Planning Department

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To register to receive notifications 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

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 31 October 2025 10:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: AL/81/25/DOC

Hi Simon,

Find the consultation response – an objection – attached. Apologies for the delay in response.

I am submitting this consultation on behalf of Paul, our Principal Drainage Engineer. It has been completed by one of our external consultants.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
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Our priorities...

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Delivering the right homes in the right places

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 29 August 2025 09:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: AL/81/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	AL/81/25/DOC
Registered:	27th August 2025
Site Address:	Land to West of Hook Lane Lane Hook Westergate PO20 3TE
Description of Works:	Approval of details reserved by condition imposed under reference AL/79/20/OUT relating to condition number 21 - surface water drainage system.

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 **12th September 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

Mr S Davis
Planning Case Officer- Arun District Council
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk