

Engineers Comments Regarding Surface Water Drainage

Application Reference:	AW/42/26/PL	Reviewer Reference:	EXT02/98
Planning Officer:	Kathryn Welch	Date of Review:	20.04.26
Site Name:	Rowland Rank Centre Aldwick Road Aldwick PO21 3QQ		
Application Description:	Refurbishment of the existing community facility and a new single storey extension along the length of the existing courtyard space to provide specialist rooms with 16 No. solar panels on roof. This application is in CIL Zone 4 (Zero Rated) as other development.		
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	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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	Insufficient	Objection
2. Interception drainage	Insufficient	Objection
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Insufficient	Objection
5. Amenity	Insufficient	Objection
6. Biodiversity	Insufficient	Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

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

- DRAINAGE DESIGN FC2957/03
- EXISTING DRAINAGE LAYOUT FC2957/02
- EXISTING AND PROPOSED FIRST FLOOR PLANS 451/10
- LOCATION PLAN
- PROPOSED SITE PLAN 451/02
- EXISTING FLOOR PLAN 451/03
- PROPOSED GROUND FLOOR PLAN 451/06
- PROPOSED NW AND SE ELEVATIONS 451/07
- PROPOSED NE AND SW ELEVATIONS 451/08

Consultation comments to the planning officer

0. General

- 0.1. The level of information submitted in relation to surface water drainage does not allow a proper assessment for compliance with the National Standard for SuDS.
- 0.2. Attention is drawn to the summary above which states that failure to address the 7 standards is likely to result in an objection.

1. Runoff destination
1.1. No information regarding the assessment of a suitable run-off destination has been submitted.
2. Interception drainage
2.1. No information has been submitted
3. Extreme rainfall and flooding
3.1. No information has been submitted
4. Water quality
4.1. No information has been submitted
5. Amenity
5.1. No information has been submitted
6. Biodiversity
6.1. No information has been submitted
7. Construction, operation, maintenance, decommissioning and structural integrity
7.1. No information has been submitted
8. Suggested conditions / Overcoming the objection
8.1. As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

8.2. The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.

8.3. If you are minded to allow the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection. Please do not allow the applicant to submit further documents without prior discussion as to whether it will be possible for these to be assessed or influence your determination.

8.4. In order to overcome the objection, the applicant should submit information demonstrating how the 7 standards above have been addressed or the justification for departures.

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

From:
Sent:
To:
Subject:
Attachments:

Elaine Walby on behalf of Planning.Responses
20 April 2026 17:00
Planning Scanning
FW: Planning Consultation on: AW/42/26/PL
AW-42-26-PL - Rowland Rank Centre.docx

PL- Consultation- Engineers response

Elaine Walby
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Planning Services

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Our priorities...



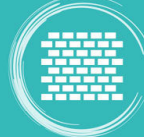
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Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 20 April 2026 15:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: AW/42/26/PL

Please find enclosed our consultants response, an 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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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: 11 March 2026 13:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: AW/42/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Planning Permission

Application No:	AW/42/26/PL
Registered:	11th March 2026
Site Address:	Rowland Rank Centre Aldwick Road Aldwick PO21 3QQ
Grid Reference:	491968 99184
Description of Works:	Refurbishment of the existing community facility and a new single storey extension along the length of the existing courtyard space to provide specialist rooms with 16 No solar panels on roof. This application is in CIL Zone 4 (Zero Rated) as other development.

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 11th April 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

Kathryn Welch

Planning Officer- Arun District Council

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