

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/184/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Harry Chalk	Date of Review:	28/01/2026
Site Name:	Land East of 22 Speedwell Chase Speedwell Chase Angmering		
Application Description:	Approval of details reserved by condition imposed under A/121/23/PL relating to condition 11-surface water drainage.		
Assessment Number:	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 11: **No objection**

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	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 – Determined at Full Planning Stage	No objection
6. Biodiversity	N/A – Determined at Full Planning Stage	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection

Reviewed Plans

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

- Inspection and maintenance activity proforma for site and building drainage
- Drainage Management and Maintenance Plan dated 16.01.2026
- Discharge of Drainage Condition 11 dated 3.12.25
- SuDS DESIGN CHECKLIST

Condition wording

Condition 11 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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended 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 precommencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.”

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

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: A/184/25/DOC	Initial Issue Date: 23/12/2025
Site Name: Land East of 22 Speedwell Chase Speedwell Chase Angmering	Issue Date: 28/01/2026
	Reviewer Reference: ADC/EXT5/AF

Summary and Recommendation:

Condition 11: **No 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.

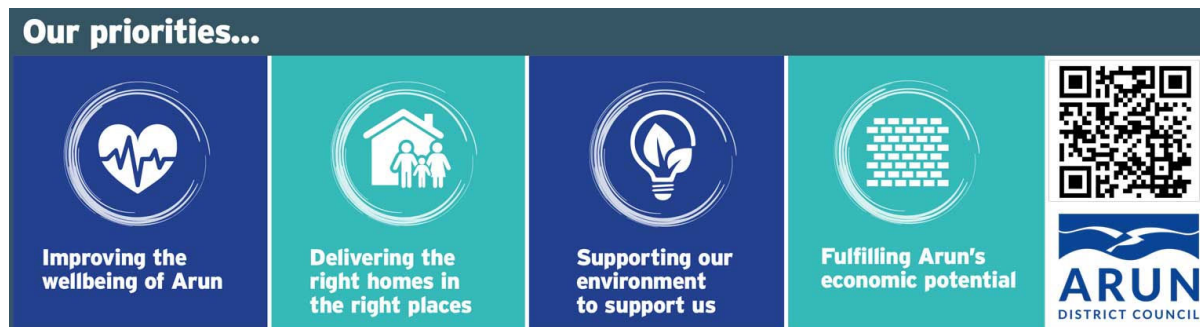
	ADC Drainage Comments	Designer Response	ADC Drainage Comments		
Date:	23/12/2025	16/01/2026	28/01/2026		
Condition Number: 11					
Comment Number					
1	The factor of safety for the base infiltration rate should be increased in accordance with the NSfS.	The factor of safety indicated in Table S3.1 of the NSfS and in Table 25.2 of the CIRIA SUDS Manual is intended to account for the possible long-term reductions in performance of drainage systems and associated storage. The examples used in the SUDS Manual relate to features storing a 1:10 year storm. The storage proposed is sized for a 1:100 plus 45% climate change allowance. The infiltration rate used is similar to that of silt, i.e. siltation will have negligible impact on performance and at worst will marginally	Response accepted. Note FoS of 2 is applied in calculations. No further comment.		

		reduce the large volume of storage available. The post development exceedance route is across the permeable surface in the northern part of the site where water will drain through the surface even if partial blockage occurs. On the southern part of the site the exceedance route is around the dwelling across the garden where partial infiltration will occur. In the unlikely event of any water leaving the site, it will flow across gardens, parking areas and roads and no damage or inconvenience would result. Drawing 06 Exceedance Flow Route Plan is attached. A Factor of Safety of 1.5 is appropriate in this case.			
2	The half drain time for the 3/3AEP+CCA storm should be demonstrated to be less than 24 hours based upon the entire drained area.	The modelling software (Causeway Flow v16.0) confirms the half empty time for the 1:100 year plus climate change event as 1064 minutes, approximately 17.7 hours. The 1:30 year plus climate change half drain time is therefore also less than 24 hours.	Response accepted. No further comment.		

3	The drainage layout should show a Stage 4 Technical Design rather than Planning Strategy Plan and include full levels design. The layout should show the permeable pavement base levels rather than depths.	Appendix 5 of the Discharge of Drainage Condition 11 technical note provides the technical detail required for construction, including the proposed FFL, a manhole schedule with cover and invert levels, chamber type, and spot levels on the 'For Approval' Proposed Drainage Strategy Plan and the base levels of the permeable pavement on the Construction Details drawing. The drawings are attached at the rear of this response.	Response accepted. No further comment.		
4	There is foul drainage shown conflicting with a proposed tree position, this should be checked for viability of the proposed landscaping.	This refers to the tree shown clashing with the existing foul drain at the far northeast of the site that it is proposed the foul water from the development connects to. This is not an existing tree and is shown indicatively on the architects drawing for aesthetic purposes only. It has been removed from the drawing and the updated drawing 05 Proposed Drainage Strategy Plan Rev F drawings is	Noted. Case Officer to check whether proposed tree is required to be relocated or can be removed due to clash with existing infrastructure.		

		attached at the rear of this response.			
5	The MMP should be a final version standalone document and not interim attached to the discharge of conditions report. The drainage plans should be appended together with a proforma inspection and maintenance checklist.	The document is noted as interim as it is a working document and is not usually completed until the works are completed in case any unforeseen change is required during construction. The size and type of drainage system in this case makes this unlikely, so we attach a separate copy with 'interim' removed as requested together with a proforma inspection and maintenance checklist, though we note that this is an application for a single dwelling that will likely be owner occupied and do not anticipate this being required or completed when the owner carries out maintenance checks	No further comment.		

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

Sent: 20 January 2026 13:35

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

Subject: Planning Re-Consultation on: A/184/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/184/25/DOC
Registered: 11th December 2025
Site Address: Land East of 22 Speedwell Chase Speedwell Chase Angmering
Grid Reference: 507294 103399
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under A/121/23/PL relating to condition 11-surface water drainage.

I am able to inform you that I have received an amendment to the above application dated 20th January 2026 relating to: Amended drainage information

If you should wish to make further representations as a result of this amendment, please make any further comment by **3rd February 2026**.

[Click here to view the application, documents and make further 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.

Yours sincerely

Harry Chalk

Planning Case Officer-Arun District Council

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PLRECON_DOC (ODB) 2020