

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/146/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	19/02/2026
Site Name:	The Cottage Shripney Road Bognor Regis PO22 9PA		
Application Description:	Approval of details reserved by condition imposed under BE/176/21/PL relating to condition 26-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 26: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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.

Standard	Assessment	Response
1. Runoff destination	N/A	
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	N/A	
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	N/A	
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:

- SURFACE WATER DRAINAGE VERIFICATION REPORT
- PHOTO 150mm cover (Dec)
- PHOTO (Mar), uploaded in 13 parts via public planning portal
- PHOTO Cat scanning area for retaining wall (Nov)
- Comment 2 Flow Control Device Evidence
- Comment 3 Site receipt tickets to support site photos
- Comment 4- Site receipt tickets for attenuation voided stone and permeable surface
- PHOTO Concrete behind head wall (Dec)
- PHOTO Concrete behind retaining wall (Dec)
- PHOTO Concrete capping (Dec)
- PHOTO Concrete finish (Dec)
- PHOTO Concrete finished behind retain wall (Dec)-
- PHOTO Dowl bars and steel mesh for concrete retainer (Dec)

- PHOTO Existing header wall inlet unlocked (Nov)
- PHOTO File cell used on colours (Nov)
- PHOTO Flex cell used (Dec)
- PHOTO Expansion joint used (Nov)
- PHOTO Foundations strip ready for brick its (Nov)
- PHOTO Foundations stripped ready for briniest (Nov)
- PHOTO Gen 3 blinding used over shingle to help with water table (Nov)
- PHOTO Header wall dig (Nov)
- PHOTO Header wall foundations (Nov)
- PHOTO Header wall sprayed out. (Nov)
- PHOTO Header wall (Nov)
- PHOTO IMG_3505 (1) (Mar)
- PHOTO Level On cast iron pipes (Nov)
- PHOTO Level on cast iron pipes (Nov)
- PHOTO Mesh sat on chairs with L bars correctly spaced (Nov)
- PHOTO Mesh with 50 mmm cover all way round (Nov)
- PHOTO Pipe concrete capped and flex cell used on joints (Mar)
- PHOTO Pipe run road crossing (Nov)
- PHOTO Pipe runs (Nov)
- PHOTO Restraining wall (Dec)
- PHOTO Retaining wall (Nov)
- PHOTO Retaining wall (Dec)
- PHOTO Retaining wall pour (Nov)
- PHOTO Retaining wall pour (Nov)
- PHOTO Retaining wall (Nov)
- PHOTO Retaining Wall 2 (Dec)
- PHOTO Shuttering Fri head wall (Dec)
- PHOTO Retaining Wall (Dec)
- PHOTO Shuttering retain wall (Dec)
- PHOTO Pipes rocker cover (Dec)
- PHOTO Shuttering struck (Dec)
- PHOTO Shuttering to head wall (Dec)

Condition wording

Condition 26 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 and 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.

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: BE/146/25/DOC Site Name: The Cottage Shripney Road Bognor Regis PO22 9PA	Initial Issue Date: 15/01/2026 Issue Date: 19/02/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 26: **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:	15/01/2026	04/02/2026	19/02/2026		
Condition Number: 26					
Comment Number					
1.	The swale, culverts and headwalls should be evidenced to be completed and installed in accordance with the approved plans by photograph.	Please see folders 1.8.1-C307 47192 - November, 1.8.2-C307 41792 - December, 1.8.3-C307 47192 - March for photographic evidence. These photographs have been submitted to both Arun Drainage Board (Paul Cann) and OW Consent West Sussex (Natalie Biddulph) when the works were underway and upon completion. No objection was received. Email correspondence can be provided for reference.	Comment Closed.		
2.	The Flow control device should be evidenced to be installed in accordance with the approved plans including	Please see attached the as-built drainage survey which shows all of the schemes details and the fitment of the	In addition to the as built plan please provide evidence in the form of photos and records		

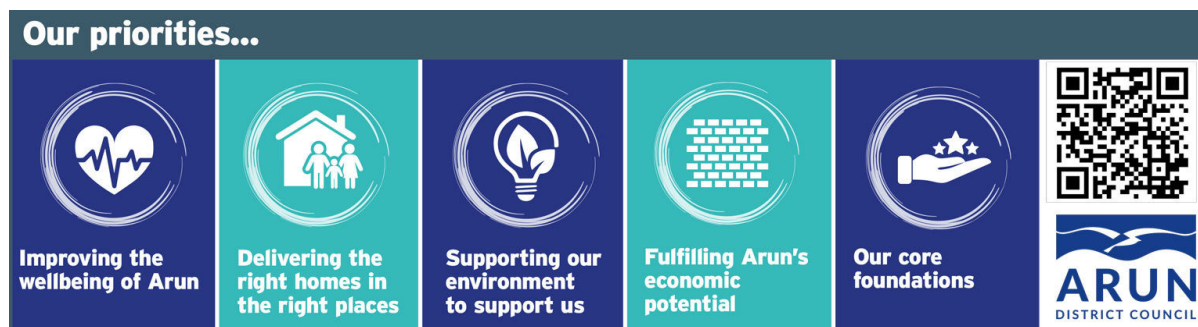
	IL, type and product reference.	model/type and invert at the flow control manhole (S17). The drainage has been installed as per the spec, apart from some small alterations to the north with the inclusion of the land drain and resultant impact on some inverters in the area. The information on the as-builts shows the flow control unit, the specification as installed and the invert	particularly the flow control product including orifice size and depth to IL as the two main criteria controlling peak flow.		
3.	Site receipt tickets should be provided for the correct quantum of attenuation crate to support the site photos. Alternatively, survey or coordinates can be provided to confirm the plan area of the completed installation.	Please see attached document titled 'Invoices and tickets- Comment 3'	Comment Closed.		
4.	Site receipt tickets for the attenuation voided stone and permeable surface should be provided to support the site photos	Please see attached document titled 'Documentation to support Comment 4'	Comment Closed.		

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.

PL Consultation Engineers response

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: 20 February 2026 10:55

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

Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: Planning Re-Consultation on: BE/146/25/DOC

Please find enclosed our consultants response, an objection.

Regards

Paul Cann

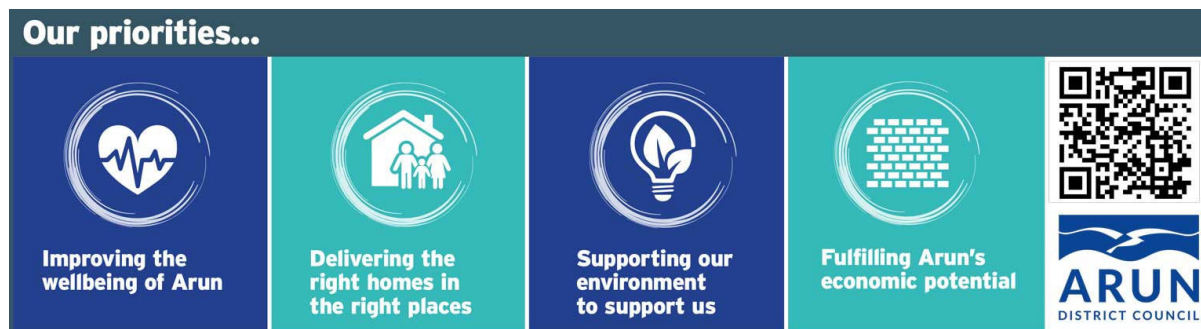
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



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

Sent: 04 February 2026 15:33

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

Subject: Planning Re-Consultation on: BE/146/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BE/146/25/DOC
Registered: 2nd January 2026
Site Address: The Cottage Shripney Road Bognor Regis PO22 9PA
Grid Reference: 493805 102331
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under BE/176/21/PL relating to condition 26-surface water drainage.

I am able to inform you that I have received an amendment to the above application dated 3rd February 2026 relating to: Additional Photos and receipts

If you should wish to make further representations as a result of this amendment, please make any further comment by **18th 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

Amber Willard

Planning Case Officer-Arun District Council

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Email: amber.willard@arun.gov.uk

PLRECON_DOC (ODB) 2020