

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/17/26/S73	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Brooksbank	Date of Review:	07/05/2026
Site Name:	Chalcroft Nurseries Land at Chalcraft Lane Bersted PO21 5TS		
Application Description:	Variation of condition 20 following approval of BE/148/20/OUT relating to rewording of condition.		
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

Further information required

Comments

This application applies to vary condition 20 imposed under “BE/148/20/OUT”

Condition 20 currently reads:

“Immediately following completion of the approved surface water drainage system and prior to occupation of any part of the development in any phase as defined in a phasing plan approved pursuant to condition 6), there shall be provided to the local planning authority a set of as-built drawings of the implemented scheme together with a completion report that confirms that the scheme was built in accordance with the approved drawing(s).”

The **new wording** would read:

“Immediately following implementation of each phase of the approved surface water drainage scheme (as approved under Condition 12), and prior to occupation of the final dwelling of that phase (as approved under Condition 6) and the first dwelling of the following phase, the developer/applicant shall provide the local planning authority with as-built survey 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”

Comments for Planning Officer

The principle of phased implementation and evidencing completion of the drainage system in accordance with the approved designs in a phased manor is acceptable but raises the risk of key infrastructure not being complete for a particular phase if outside that boundary.

We would wish to approve a phasing plan as part of this application to form the basis of the phased implementation and guarantee the infrastructure for each phase is in place prior to occupation.

PL- Consultation- Engineers response



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 13 May 2026 12:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hannah Kersley <Hannah.Kersley@arun.gov.uk>; Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/17/26/S73

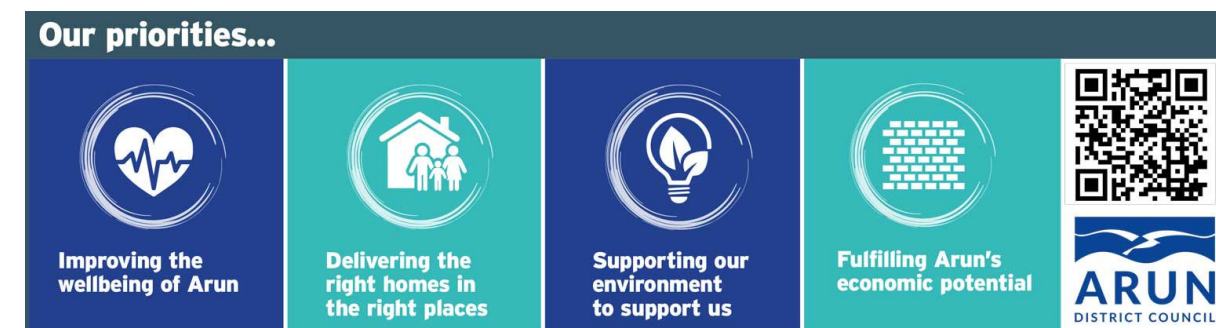
Please find enclosed our consultants response.

Regards

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 10 April 2026 10:48
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BE/17/26/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: BE/17/26/S73
Registered: 25th February 2026
Site Address: Chalcroft Nurseries Land at Chalcraft Lane Bersted PO21 5TS
Grid Reference: 491797 100522
Description of Works: Variation of condition 20 following approval of BE/148/20/OUT relating to rewording of condition.

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 1st May 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

Hannah Kersley

Planning Officer- Arun District Council

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