

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/17/26/S73	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Brooksbank	Date of Review:	05/06/2026
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:	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	No objection
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Reviewed Plans

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

- Site Phasing Plan
- Engineers Response
- Email to upload phasing plan - 19.5.26

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 Site Phasing Plan A437-DD-1000 Revision B dated 05/26 is acceptable as a basis for the alteration of Condition 12 to an ‘each phase’ basis.

We have no objection to the S73 application or proposed new condition wording for Condition 20.

From: Elaine Walby on behalf of Planning.Responses
Sent: 09 June 2026 14:31
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/17/26/S73
Attachments: BE-17-26-S73 - Chalcroft Nurseries 2.docx

PL- Consultation- Engineers response

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Planning Services

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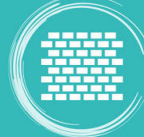
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Fulfilling Arun's economic potential



Our core foundations




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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 05 June 2026 10:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@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

Paul Cann
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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: 19 May 2026 15:34
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 AND COUNTRY PLANNING ACT 1990

Application No: BE/17/26/S73
Registered: 25th February 2026
Site Address: Chalcroft Nurseries Land at Chalcroft Lane Bersted PO21 5TS
Grid Reference: 491797 100522
Category: Section 73
Description of Works: Variation of condition 20 following approval of BE/148/20/OUT relating to rewording of condition.

I am able to inform you that I have received an amendment to the above application dated relating to:-

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

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Simon Brooksbank

Planning Case Officer- Arun District Council

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