

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/29/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer	Emma Sheppard	Date of Review:	17.09.2025
Site Name:	Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN		
Application Description:	Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to condition number 23 - discharge to a watercourse or culvert.		
Assessment Number:	2 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - <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/> and <https://www.arun.gov.uk/land-drainage-consent/>

Arun District Council surface water pre-commencement conditions - <https://www.arun.gov.uk/planning-pre-commencement-conditions>

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' <https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf>

Response	Condition 23: No Objection
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Comments

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' 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.

This consultation has been primarily informed by The SuDS Manual.

Condition 23 reads as follows:

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and

future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.”

The following documents have been submitted to support the application with reference to surface water drainage:

- DRAINAGE CATCHMENT PLAN- 243912-BWB-EXT-XX-D-C-0530 S3 REV P01
- DRAINAGE LAYOUT - 243912-BWB-EXT-XX-D-C-0500 S3 REV P01
- TRANSPORT & INFRASTRUCTURE DRAINAGE SPECIFICATION - 243912-BWB-EXT-XX-SP-C-0002 REV P01 NOV 2024
- CAUSEWAY FLOW HYDRAULIC REPORT 03/12/24
- Drainage Specification Ref. 243912-BWB-EXT-XX-SP-C-0002
- Response to LLFA and Arun District Council Drainage Engineer comments 07.07.25

We have no objection to the discharge of this condition on the basis that the proposals do not seek to connect directly to a watercourse. However it should be noted that as Reserved Matters is yet to be approved, and should the site layout and associated drainage proposals change to then require a direct discharge to a watercourse then the applicant will need to reapply to discharge this condition.

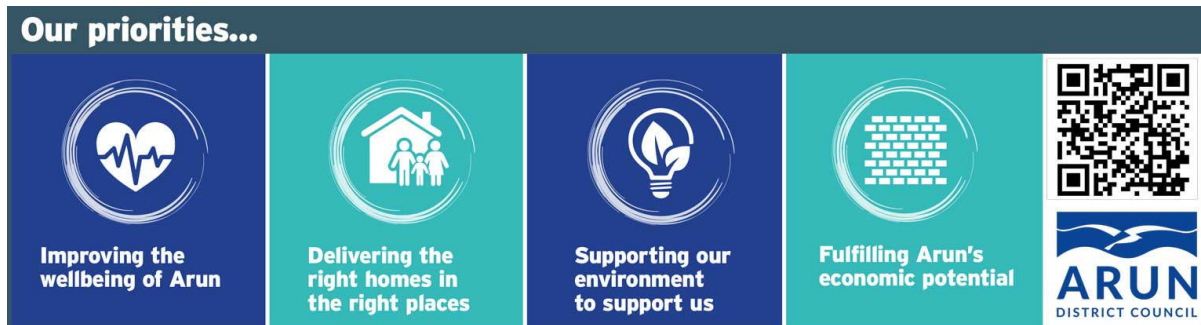
[REDACTED]

Drainage Engineers response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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<https://www1.arun.gov.uk/planning-application-finder>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 18 September 2025 09:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: BE/29/25/DOC

Please find enclosed our external consultants response, recommending discharge of the condition.

Regards

Paul Cann

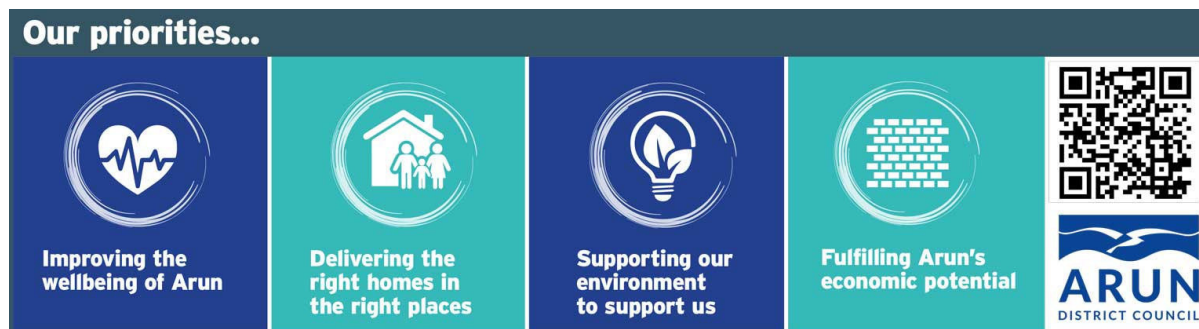
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: Thursday, July 10, 2025 4:49:27 PM (UTC+00:00) Monrovia, Reykjavik

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

Subject: Planning Re-Consultation on: BE/29/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BE/29/25/DOC
Registered: 3rd March 2025
Site Address: Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN
Grid Reference: 494177 101453
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under reference BE/150/22/OUT relating to condition number 23 - discharge to a watercourse or culvert.

I am able to inform you that I have received an amendment to the above application dated 9th July 2025 relating to: Response to LLFA and ADC Drainage Engineer Comments 07.07.25

If you should wish to make further representations as a result of this amendment, please make any further comment by **24th July 2025**.

[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

Emma Sheppard

Planning Case Officer-Arun District Council

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PLRECON_DOC (ODB) 2020