

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/29/25/DOC	Reviewer Reference:	ADC/SB
Planning Officer:	Emma Sheppard	Date of Review:	05/06/2025
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:	1 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: Objection

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.

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

The reserved matters relating to the planning permission reference BE/150/22/OUT have not been approved. The surface water drainage design associated with what will be the approved reserved matters has not been approved. No specific details regarding proposals to discharge to watercourses associated with the approved design, as required by this condition have been submitted. It is therefore not possible to accurately assess or support this application.

It is suggested that the designer approaches WSCC and our land drainage team to determine what consents (ordinary watercourse land drainage consent, or land drainage byelaw consent) are required to permit any proposed connections or alterations to watercourses. The approvals and approved plans should then be submitted to support and application to discharge this condition.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 June 2025 11:09
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/29/25/DOC
Attachments: BE-29-25-DOC - Oldlands Farm.docx

Drainage Engineers response

Nikki Oktay
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Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 05 June 2025 09:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Emma Sheppard <Emma.Sheppard@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: BE/29/25/DOC

Hi Emma,

Find our consultation attached. It is suggested that this application is withdrawn, it is premature. I apologise for the delay in response.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 04 March 2025 10:03
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning 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
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.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the documents](#)

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **18th March 2025**.

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr D Easton

Planning Case Officer- Arun District Council

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Email: david.easton@arun.gov.uk