

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BE/50/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	David Easton	Date of Review:	27/07/2026
Site Name:	Land At Salt Box West Of Shripney Road Bognor Regis PO22 9FP		
Application Description:	Approval of details reserved by condition under reference BE/135/18/PL (Hybrid) relating to Outline Condition 13 (Surface Water Drainage Verification), Full Condition 15 (Part - Units 6 & 7) (Surface water drainage verification).		
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	Condition 13: Further information required Condition 15: Further information required
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Further Information

Reviewed Plans

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

- Drainage documentation. Letter dated 02.07.2026
- Surface Water Verification Report. 10358131-HDR-XX-XX-RP-C-000001. July 2nd 2026. Part 1
- Surface Water Verification Report. 10358131-HDR-XX-XX-RP-C-000001. July 2nd 2026. Part 2
- Surface Water Verification Report. 10358131-HDR-XX-XX-RP-C-000001. July 2nd 2026. Part 3

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 13:

-N/A

The following plans/documents should be listed as approved in respect to condition 15:

-N/A

Condition wording

Condition 13 (OUT) 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 built in accordance with the approved details. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan"

Condition 15 (FULL) 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 details. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained 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.
2. Condition 13 relates to the outline consent area of BE/135/18/PL which was Unit 1 (now Units A-F) and Unit 3. Condition 15 relates to the full consent area which is the remainder of the current application which is Unit 6-7.

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/50/26/DOC	Initial Issue Date: 27/07/2026
Site Name: Land At Salt Box West Of Shripney Road Bognor Regis PO22 9FP	Issue Date: 27/07/2026
	Reviewer Reference: ADC/EXT5/AF

Summary and Recommendation:

Condition 13: **Further information required**

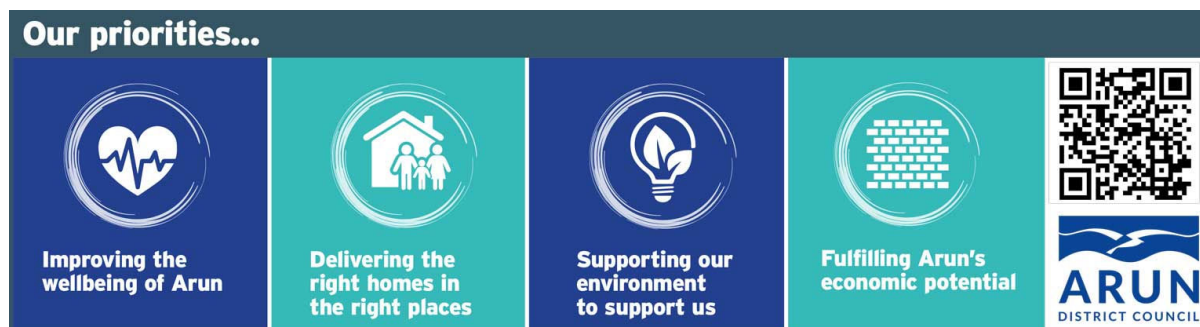
Condition 15: **Further information required**

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			
Date:	27/07/2026				
Condition Number: 13					
Comment Number					
1.	The drainage levels deviate significantly from the approved plans. Calculations are provided for the installed works which show no flooding for the same parameters based upon FSR rainfall. At planning stage a scenario with downstream surcharge was undertaken. This should be replicated in the calculations for the installed works.				
2.	Photographic evidence should be provided for the flow control devices in place and in use.				
3.	Evidence should be provided for the permeable paving.				
4.	Evidence should be provided for the petrol interceptors.				

5.	Evidence of the quantum of crate storage should be provided in addition to the as built plans. This could be photographs during construction, site visit reports, site records.				
Condition Number: 15					
Comment Number					
1.	The drainage levels deviate significantly from the approved plans. Calculations are provided for the installed works which show no flooding for the same parameters based upon FSR rainfall. At planning stage a scenario with downstream surcharge was undertaken. This should be replicated in the calculations for the installed works.				
2.	Photographic evidence should be provided for the flow control device in place and in use.				
3.	Evidence should be provided for the permeable paving.				
4.	Evidence should be provided for the petrol interceptor.				
5.	Evidence of the quantum of crate storage should be provided in addition to the as built plans. This could be photographs during construction, site visit reports, site records.				

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.



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

Sent: 16 July 2026 12:19

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

Subject: Planning Consultation on: BE/50/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BE/50/26/DOC

Registered: 9th July 2026

Site Address: Land At Salt Box West Of Shripney Road Bognor Regis PO22 9FP

Description of Works: Approval of details reserved by condition under reference BE/135/18/PL (Hybrid) relating to Outline Condition 13 (Surface Water Drainage Verification), Full Condition 15 (Part - Units 6 & 7) (Surface water drainage verification).

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](#) 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 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 **30th July 2026**.

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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PLCONDOC (ODB) 2020