

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BN/24/26/DOC	Reviewer Reference:	ADC/EXT2/94
Planning Officer:	Amber Willard	Date of Review:	26/03/2026
Site Name:	Land South Of Wandleys Lane Eastergate PO20 3SE		
Application Description:	Approval of details reserved by condition under BN/46/25/PL relating to conditions 4- Surface Water Drainage and 5- Foul Water Scheme.		
Assessment Number:	1 of 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	Condition 4 Objection
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Objection
2. Interception drainage	Insufficient	Objection
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Insufficient	Objection
5. Amenity	Insufficient	Objection
6. Biodiversity	Insufficient	Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

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

- Drainage Layout Drg no. 476988/501 P01
- Storm Catchment Plan Drg no. 476988/502 P01
- Construction Details. Sheet 1 Drg no. 476988/911 P01
- Construction Details Sheet 2 Drg no. 476988/912 P01
- Drainage Simulation Results 13.02.2026, uploaded in 2 parts via the public planning portal
- Drainage Simulation Results 12.02.2026, uploaded in 3 parts via the public planning portal

Condition wording

Condition 4 is worded as follows:

"Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA/Drainage Statement (version 1.0, BP Civils, April 2025 and Drawing Proposed Drainage Plan Dwg. 000-BPC-WD-ZZ-D-C PL007 Rev 0 and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Arun Local Plan policies W DM2 and W DM3."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. The submitted information is insufficient for an assessment of compliance with the NSfS. The applicant must demonstrate how the surface water drainage proposals are compliant with each of the seven standards. It is recommended that applicant reviews the guidance and checklists that are available on the Arun District Council website and submits information that is compliant with the same.

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: BN/24/26/DOC Site Name: Land South Of Wandleys Lane Eastergate PO20 3SE	Initial Issue Date: 26/03/2026 Issue Date: 26/03/2026 Reviewer Reference: ADC/EXT2/94
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Summary and Recommendation:

Condition 4: **Objection**

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:					
Condition Number: 4					
Comment Number					
1.	Run-off destination. Submit groundwater depth monitoring and infiltration test results to demonstrate that infiltration a suitable method of drainage.				
2.	Interception Drainage. Submit an interception drainage assessment demonstrating that the interception requirements have been met.				
3.	Extreme rainfall and flooding. Refer to point 1. In addition, submit details of exceedance flow routes demonstrating that people and property are protected.				
4.	Water Quality. Submit a water quality assessment.				

5.	Amenity. Submit details of how amenity has been considered as part of the drainage proposals.				
6.	Biodiversity. Submit details demonstrating that the drainage system provides biodiversity benefits.				
7.	Construction, operation, maintenance, decommissioning and structural integrity. Submit information relating to the ongoing maintenance of the proposed surface water drainage scheme.				
8.	It is unclear what rainfall data has been used for the drainage calculations. (FEH22 rainfall data and Cv of 1 is required, the FEH point descriptor file is to be submitted confidentially to land.drainage@arun.gov.uk)				
9.	The calculations for Permeable Paving 3 appear to be based on a 1.2m deep sub base but the plans states 0.675m. Ensure the drawings and calculations are consistent.				
10.	Demonstrate half drain times				
11.	Provide a drawing showing external level.				
12.	Provide sections through the SuDS features, including				

	groundwater level (road long section).				
13.	Provide permeable paving formation spot levels on the drawings.				
14.	Provide construction detail and specification for the diffusers				
15.	Provide specification for the linear channel plus evidence that it is suitable (loading and hydraulic calculations). Consider measures to anchor the concrete blocks that are drawn either side of the channel to prevent them moving and damaging the channel.				
16.	Provide a catchpit detail.				
17.	Show the location of the proposed road gullies on the plan.				
18.	The permeable paving construction detail shows a fin drain inlet whereas the plan shows diffusers. Ensure that the drawings area consistent.				
19.	It is unclear how the check dam/baffle will be formed. It is unlikely that the CGA will stand up vertically to allow the liner to be positioned as drawn. This detail is not consistent with manufacturers baffle details.				

20.	Ensure that the notes on the construction detail drawings are relevant and accurate to the requirements of the proposal (eg. note 10 refers to Type 1 sub base which is not relevant in all circumstances)				
21.	Demonstrate all pipes achieve self- cleansing velocity, some are too flat.				
22.	Ensure that a catchpit exist before discharge into the permeable paving subbase (eg PS29-DIF)				
23.	Show the connection from the channel drain adjance to PS5-DIF (must pass through catchpit)				
24.	Provide a detail and specification for the root barriers and demonstrate that proposed pipework is adequately protected (eg run between PS3 and PS5-DIF).				
25.	Provide landscaping proposals demonstrating that they are coordinated with the proposed drainage.				
26.	Provide details of the drainage of the section of road between the permeable paving and the existing road (proposed junction)				
27.	Ensure manhole schedules are consistent with the plan				

	(diffusers show inlets and outlets which is unlikely)				
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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.

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Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

Our core foundations

ARUN
DISTRICT COUNCIL

From: Paul Cann <Paul.Cann@arun.gov.uk>

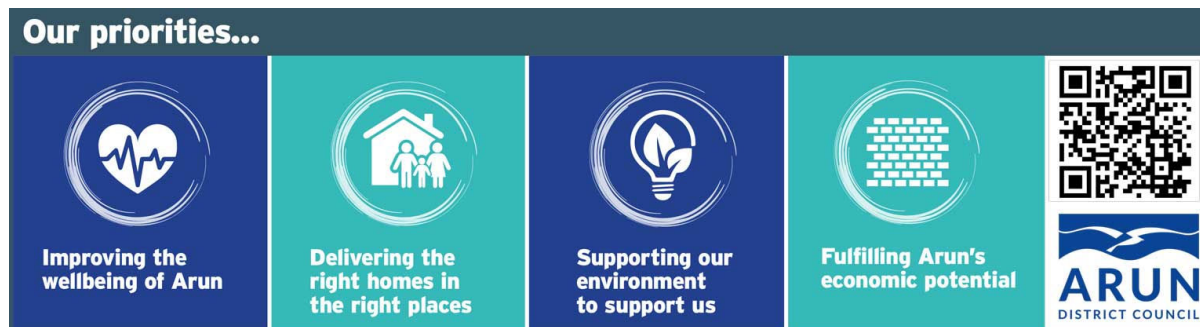
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Planning Consultation on: BN/24/26/DOC

Regards

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

E: paul.cann@arun.gov.uk



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

Sent: 20 February 2026 17:49

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

Subject: Planning Consultation on: BN/24/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: BN/24/26/DOC

Registered: 19th February 2026

Site Address: Land South Of Wandleys Lane Eastergate PO20 3SE

Description of Works: Approval of details reserved by condition under BN/46/25/PL relating to conditions 4- Surface Water Drainage and 5- Foul Water Scheme.

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.

[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 **6th March 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

Amber Willard

Planning Case Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

PLCONDOC (ODB) 2020