Engineers Comments Regarding Surface Water Drainage

Application Reference:	BN/53/26/DOC	**Reviewer Reference:**	ADC/EXT2/D2134/107
Planning Officer:	Simon Davis	**Date of Review:**	29.04.2026
Site Name:	Land at Angels Nursery Yapton Road Barnham PO22 0AY		
Application Description:	Approval of details reserved by condition following the grant of BN/84/20/PL relating to conditions 3-as built drawings and 5-updated copy of management manual		
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 3: **No objection** Condition 5: **No objection**

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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.

ARUN DISTRICT COUNCIL

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	**No objection**
2. Interception drainage	N/A	**No objection**
3. Extreme Rainfall and Flooding	N/A	**No objection**
4. Water Quality	N/A	**No objection**
5. Amenity	N/A	**No objection**
6. Biodiversity	N/A	**No objection**
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	**No objection**

Reviewed Plans

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

-APPENDIX PLANS AND PHOTOS
-SECTION 104 LAYOUT 19812-GS-Z1-XX-DR-C-2020 REVC4
-S104 FOUL AND SURFACE WATER SEWER LONG SECTIONS 19812-GS-Z1-XX-DR-C-2021 REVC3
-SECTION 104 SEWER EXCEEDANCE PLAN 19812-GS-Z1-XX-DR-C-2022 REVC2
- SITE DRAINAGE LAYOUT SHEET 1 OF 2 19812-GS-Z1-XX-DR-C-2060 REVC9
- SITE DRAINAGE LAYOUT SHEET 2 OF 2 19812-GS-Z1-XX-DR-C-2061 REVC9

- OUTFALL/HEADWALL TO POND/CONSTRUCTION DETAILS (NON ADOPTABLE) 19812-GS-Z1-XX-DR-C-2106 REVC2
-LAND DRAIN/DITCH DETAILS 19812-GS-Z1-XX-DR-C-2107 REVC3
-POND SECTIONS 19812-GS-Z1-XX-DR-C-2104 REVC2
- DITCH LONG SECTIONS 19812-GS-Z1-XX-DR-C-2109 REVC2
-CONCRETE CATCHPIT WITH WEIR CONSTRUCTION DETAIL NON ADOPTABLE 19812-GS-Z1-XX-DR-C-2113 REVC2
-SECTION 104 SEWER EXCEEDANCE PLAN 19812-GX-Z1-XX-DR-C-2022 REVC2
-ENHANCED PROPOSALS SHEET 2 REVB
- APPENDIX PLANS
- APPENDIX PLANS AND CALCULATIONS
- ENHANCED PROPOSALS SHEET 1 17890 01 REVB
- TOPOGRAPHICAL (S104) ENC/270624/6459/S1
- ENHANCED PROPOSALS SHEET 1 17890 01 REVB
- ENHANCED PROPOSALS SHEET 2 17890 02 REVB
-OUTFALL HEADWALL TO POND/DITCH CONSTRUCTION DETAIL NON --ADOPTABLE 19812-GS-Z1-XX-DR-C-2106 REVC1
-LAND DRAIN/DITCH DETAILS 19812-GS-Z1-XX-DR-C-2107 REVC1
-POND SECTIONS 19812-GS-Z1-XX-DR-C-2108 REVC1
-DITCH LONG SECTION 19812-GS-Z1-XX-DR-C-2109 REVC1
-CONCRETE CATCHPIT WITH WIER WALL CONSTRUCTION DETAILS NON ADOPTABLE 19812-GS-Z1-XX-DR-C-2113 REVC1
- DETAILED PUBLIC OPEN SPACE LANDSCAPE PROPOSALS SHEET 1 P19-2044_02 REVD
- DETAILED PUBLIC OPEN SPACE LANDSCAPE PROPOSALS P19-2044_02 SHEET 2 REVD
- OVERALL MANAGEMENTPLAN 7436-MP-001 REVD
- TOPOGRAPHICAL (S104) ENC/270624/3459/S1
- ORDINARY WATERCOURSE LAND DRAINAGE CONSENT
- DRAINAGE VERIFICATION REPORT
- WINDMILL VIEWS PERMEABLE PAVING PLOT 72-26 FARROW DRIVE
-WINDMILL VIEWS ADOPTABLE SURFACE WATER DRAINAGE
- DESIGN/AS BUILT/VARIANCE
- MICRO DRAINAGE CALCULATIONS
-DRAINAGE MAINTENANCE AND MANAGEMENT STATEMENT
- SURFACE WATER DRAINAGE TRACKER

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 3:

SITE DRAINAGE LAYOUT SHEET 1 OF 2 19812-GS-Z1-XX-DR-C-2060 REVC9
SITE DRAINAGE LAYOUT SHEET 2 OF 2 19812-GS-Z1-XX-DR-C-2061 REVC9
SECTION 104 LAYOUT 19812-GS-Z1-XX-DR-C-2020 REVC4
S104 FOUL AND SURFACE WATER SEWER LONG SECTIONS 19812-GS-Z1-XX-DR-C-2021 REVC3
SECTION 104 SEWER EXCEEDANCE PLAN 19812-GX-Z1-XX-DR-C-2022 REVC2
LAND DRAIN/DITCH DETAILS 19812-GS-Z1-XX-DR-C-2107 REVC3
POND SECTIONS 19812-GS-Z1-XX-DR-C-2104 REVC2
OUTFALL/HEADWALL TO POND/CONSTRUCTION DETAILS (NON ADOPTABLE) 19812-GS-Z1-XX-DR-C-2106 REVC2
POND SECTIONS 19812-GS-Z1-XX-DR-C-2108 REVC1
DITCH LONG SECTIONS 19812-GS-Z1-XX-DR-C-2109 REVC2

CONCRETE CATCHPIT WITH WEIR CONSTRUCTION DETAIL NON ADOPTABLE 19812-GS-Z1-XX-DR-C-2113 REVC2
ORDINARY WATERCOURSE LAND DRAINAGE CONSENT
DRAINAGE VERIFICATION REPORT

The following plans/documents should be listed as approved in respect to condition 5:

DRAINAGE MAINTENANCE AND MANAGEMENT STATEMENT
OVERALL MANAGEMENTPLAN 7436-MP-001 REVD
SITE DRAINAGE LAYOUT SHEET 1 OF 2 19812-GS-Z1-XX-DR-C-2060 REVC9
SITE DRAINAGE LAYOUT SHEET 2 OF 2 19812-GS-Z1-XX-DR-C-2061 REVC9
DETAILED PUBLIC OPEN SPACE LANDSCAPE PROPOSALS SHEET 1 P19-2044_02 REVD
DETAILED PUBLIC OPEN SPACE LANDSCAPE PROPOSALS P19-2044_02 SHEET 2 REVD

Condition wording

Condition 3 is worded as follows:

"*Immediately following implementation of the approved SuDS scheme 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 fit for purpose. There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.*

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

Condition 5 is worded as follows:

"*Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, the owner or management company shall either provide the Local Planning Authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual. No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings and the management company other than with the written consent of the Local Planning Authority. The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.*

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with Policy D DM1, Policy W DM1 and Policy 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.

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

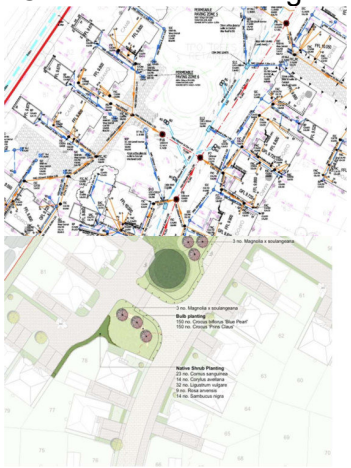
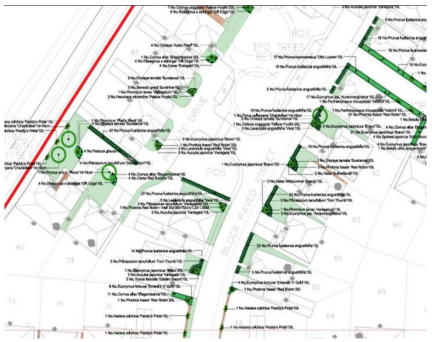
Application Reference: BN/53/26/DOC Site Name: Land at Angels Nursery Yapton Road Barnham PO22 0AY	Initial Issue Date: 29.06.2026 Issue Date: 29.06.2026 Reviewer Reference: ADC/EXT2/107

Summary and Recommendation:

Condition 3: **No objection**
Condition 4: **No 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	Designer Response	ADC Drainage Comments	
Date:	**23/04/2025**	**26/06/2025**	**13/04/2026**	**29/06/2026**	
Condition Number: 3					
Comment Number					
1.	ADC Drainage Comments [BN/58/24/DOC] 24/05/2024: Please confirm that no new trees/landscape planting has been installed in areas which would be detrimental to the drainage infrastructure. Designer Response [BN/58/24/DOC] 09/07/2024: Dropbox link contains the approved landscaping plans. All landscaping has been instructed in accordance with	The landscaping drawings provided are approved drawings. Landscaping on site has been carried out in accordance with these drawings. The information submitted shows that no trees/landscaping has been installed in areas which are detrimental to the drainage structure. ADC Drainage Comments 30/09/2025 The applicant has not verified this response. An example can be seen below where the drainage GA	The Landscaping Proposals have now been revised to relocate the 3no. Magnolia trees within the open space opposite plot 81 to avoid the easement associated with the existing surface water pipe.	Noted. Comment closed.	

	these plans. ADC Response [BN/58/24/DOC] 10/09/2024: The landscaping drawing (P19-2044_02) for the public open space appears to be based on a different site layout. Please provide the correct landscaping drawing. ADC Response (BN/152/24/DOC) 15/01/2025 Landscaping drawing P19-2044_02 has been supplied as before. In addition another landscaping drawing for 'enhanced proposals' (Covey Design) has been supplied reference 17890 02 Rev B. Both drawings however are based on a different site layouts compared to the SUDS/engineering plans that we understand have been implemented. Please provide the landscaping proposals	appears to be conflicting with one of the landscaping proposals for the access to plot 81? Has landscaping been installed as per these drawings? Comment outstanding.  	 		

	that have/will be installed to the final site layout. Designer Response (BN/152/24/DOC) 04/02/2025 The approved landscaping plans are clearly defined in section 2.1.4 within the report are presented in appendix A for reference. These are the drawings that are documented in associated planning decision notice/ approval. ADC Response (BN/152/24/DOC) 23/04/2025 To clarify the earlier comment, it would appear that both drawings however appear to show different planting proposals so there is some uncertainty of planting to be reviewed in vicinity of the drainage and SUDS features. Please provide the landscaping proposals that have/will be installed to the final site layout.				

2.	ADC Comments [BN/58/24/DOC] 10/09/2024: Encompass survey ref: ENC/270624/3459/S1. This shows that the as constructed storage pond levels differ to the design levels and it is shaped differently. This is further shown on drawing CBE-RR-BARNHAM ORTHO AB 01. Please demonstrate that this is not detrimental to the surface water drainage system. ADC Response (BN/152/24/DOC) 15/01/2025 This is fundamental where the base levels (higher) and top of bank levels vary (lower) and may increase the risk of flooding to 3rd party land. Designer Response (BN/152/24/DOC) 04/02/2025	Please see submitted drawings which indicate the top of the bank.(Ref: Swale Survey 12/06/25) ADC Drainage Comments 30/09/2025 Noted. The as-built string of levels along the southern boundary is compliant with the proposed basin/earthwork design with freeboard. Comment closed.			
3.	ADC Response (BN/152/24/DOC) 15/01/2025 Update 1D modelling has	Please see attached swale survey demonstrating that the top of the bank exceeding water levels.			

	been provided, however it is not possible to conclude if the cellular storage and basin criteria are correct. As commented above, levels for these primary storage items are uncertain and the essential 'top of bank' levels must be confirmed and observed within these calculations as it may be necessary for remedial works to the basin. Designer Response (BN/152/24/DOC) 04/02/2025 The scope of the survey and as shown on ENC/270624/3459/S1 Rev D all ditches and pond ground levels has been accurately surveyed by encompass surveys and this has been fed back to the original engineer who has revised their micro drainage calculations. Please refer to the as built calculations and section 6.2 of the report, which demonstrates the as constructed network	ADC Drainage Comments 30/09/2025 Noted. The as-built string of levels along the southern boundary is compliant with the proposed basin/earthwork design with freeboard. Comment closed.			

	remains in accordance with the design scheme hydraulic modelling output as approved at planning ADC Response (BN/152/24/DOC) 23/04/2025 Response insufficient. The as-built topo survey shows the southern top of bank top be of the order of 9.01-9.17 for most of the length and the 'asbuilt' calculations show the water levels in the network exceeding this thus there is no freeboard.				
Condition Number: 5					
Comment Number					

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.

[redacted]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to https://www1.arun.gov.uk/planning-application-finder

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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 30 June 2026 09:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Planning Consultation on: BN/53/26/DOC

Please find enclosed our updated response to replace our previous consultation submitted yesterday.

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Paul Cann
Sent: 29 June 2026 17:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/53/26/DOC

Please find enclosed our consultants response recommending discharge of conditions.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 11 May 2026 08:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BN/53/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	**BN/53/26/DOC**
Registered:	8th May 2026
Site Address:	Land at Angels Nursery Yapton Road Barnham PO22 0AY
Description of Works:	Approval of details reserved by condition following the grant of BN/84/20/PL relating to conditions 3-as built drawings and 5-updated copy of management manual.

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 **26th May 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 S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONDOC (ODB) 2020