

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BN/90/26/HH	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Silvie Steiningerova	Date of Review:	21/09/2026
Site Name:	Barnham Court Church Lane Barnham PO22 0BP		
Application Description:	Replacement of existing pond with new, to allow for use as part of a water source heat pump and associated landscape works. This application may affect the character and appearance of the Church Lane, Barnham Conservation Area.		
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	No Objection subject to condition
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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 (Chapter 18). 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 likely result in an **objection** to an objection to a full or reserved matters planning application.

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.

A full written explanation of the assessment and response is given in the consultation comments to the planning officer.

Standard	Assessment	Response
1. Runoff destination	Compliant	No objection subject to condition
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	Compliant	No objection subject to condition
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection subject to condition

Reviewed Plans

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

- Proposed site plan
- Planning construction/design method statement/schedule of works and materials
- Flood risk assessment

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- Drawing W25-017-001 (Rev A) Lake Design

Consultation comments to the planning officer

0. General

- 0.1. The application is for householder development and alters an existing lake, which will not increase the drained area at the site. The alterations to the lake would not increase flow downstream, which is dictated by a high level overflow. Therefore the development will not affect drainage on or off the site and in accordance with NPPF Section F8 does not require sustainable drainage.
- 0.2. The development is 'minor development' in terms of flood risk planning but the site is within a present day and future year flood risk zone and a flood risk assessment has been submitted with the planning application. The Environment Agency should be consulted to confirm that the change to the lake in the context of the flood risk from rivers and seas and changes to ground levels is acceptable.
- 0.3. The works does not affect a surface water flow path and would not increase flood risk to the properties at the site.
- 0.4. The proposed new capacity of the lake is 1,600 cubic metres. The FRA states this is similar to the previous capacity of 1,500 cubic metres but the topographic survey states 5,807 cubic metres and the sections indicate a significant reduction in size. The volumetric change is not clear from the submission. However, a reduction in capacity would not present a flood risk or drainage concern.

1. Runoff destination

- 1.1. The development does not require a SuDS Approach.
- 1.2. The outfall arrangement is within the land ownership of the applicant. Topographic survey and detailed design of the proposed outfall to the existing watercourse can be the subject of a planning condition and proposed wording is provided below.
- 1.3. Ordinary Watercourse Consent / Land Drainage Consent (from West Sussex County Council LLFA) and/or Land Drainage Byelaw Consent (from Arun DC) is likely to be required for a new connection to an ordinary watercourse and other modifications to the existing pond. A Flood Risk Activity Permit [FRAP] or Exemption may be required for works to a Main River.

2. Interception drainage

- 2.1. The development does not require a SuDS Approach.

3. Extreme rainfall and flooding

- 3.1. The design of the banks, high level overflow and outfall should ensure there is no material alteration to downstream conditions and flow.
- 3.2. The design of the banks, underliner drainage and high level overflow can be the subject of a planning condition and proposed wording is provided below. The submission for discharge of conditions will also need to demonstrate that the potential effects of high groundwater, including ingress and floatation, are robustly mitigated.

4. Water quality

- 4.1. The development does not require a SuDS Approach.

5. Amenity

- 5.1. The development does not require a SuDS Approach.

6. Biodiversity

- 6.1. The development does not require a SuDS Approach.

7. Construction, operation, maintenance, decommissioning and structural integrity

7.1. The construction of the regrading of the lake appears to be feasible and details regarding bank stability and a maintenance plan can be provided at discharge of conditions stage.

8. Suggested conditions / Overcoming the objection

8.1. The following condition is required to control the technical design and installation of the works and outfall.

Prior to the commencement of development, full details of the proposed lake alteration must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

1. Detailed drainage plans and details conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Designs for bank stability, impermeable liner and measures to mitigate the effects of groundwater,
4. Details of the proposed outfall and confirmation of approvals for any alterations to an ordinary watercourse,
5. A Maintenance Plan for the drainage system.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

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 and the NPPF. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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

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<https://www1.arun.gov.uk/planning-application-finder>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 21 September 2026 13:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/90/26/HH

Please find enclosed our consultants response, no objection subject to a condition being applied.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

Sent: 18 August 2026 07:51

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

Subject: Planning Consultation on: BN/90/26/HH

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission for Works or Extension to a Dwelling

Application No: BN/90/26/HH

Registered: 14th August 2026

Site Address: Barnham Court Church Lane Barnham PO22 0BP

Grid Reference: 495577 103572

Description of Works: Replacement of existing pond with new to allow for use as part of a water source heat pump and associated landscape works. (This application may affect the character and appearance of the Church Lane, Barnham Conservation Area.)

The Council have received the above application.

[Click here to view the application and 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 have any comments to make, these should be sent by replying to this email by 18th September 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

When the appeal relates to a householder application there will be no opportunity to make further comments.

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

Yours sincerely

Silvie Steiningerova

Planning Officer- Arun District Council

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Email: silvie.steiningerova@arun.gov.uk

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