

Engineers Comments Regarding Surface Water Drainage

Application Reference:	BR/53/26/PL	Reviewer Reference:	24/08/2026
Planning Officer:	Amber Willard	Date of Review:	ADC/EXT5/AF
Site Name:	57 Queensway Bognor Regis PO21 1QN		
Application Description:	Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No flats over 3 storeys with pitched roofs (resubmission following BR/67/25/PL). This application is in CIL Zone 4 (Zero Rated) as flats.		
Assessment Number:	3		

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 conditions
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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
2. Interception drainage	Compliant	No Objection
3. Extreme Rainfall and Flooding	Compliant	No objection subject to conditions
4. Water Quality	Compliant	No objection subject to conditions
5. Amenity	Insufficient	No Objection
6. Biodiversity	N/A	No Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	No objection subject to conditions

Reviewed Plans

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

- ENGINEERS COMMENTS REGARDING SURFACE WATER DRAINAGE
- DRAINAGE STRATEGY
- REMEDATION STRATEGY AND VERIFICATION PLAN
- FRA
- DRAINAGE STRATEGY V3
- RESPONSE TO DRAINAGE COMMENTS
- DRAINAGE STRATEGY V4**

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- DWG U0560/001/P3 Proposed Drainage Strategy

Consultation comments to the planning officer

0. General

- 0.1. We note the previous application under BR/67/25/PL and our comments dated 26 November 2025.
- 0.2. We have reviewed Version 4 of the Drainage Strategy report dated August 2026.

1. Runoff destination

- 1.1. Rainwater butts are provided and are sufficient water reuse for the water demand at the development.
- 1.2. Infiltration is ruled out by high groundwater and we support the connection to public sewer, which is confirmed by capacity check as acceptable to Southern Water.
- 1.3. The runoff destination is acceptable.

2. Interception drainage

- 2.1. The parking area is permeable which allows for the self-drained area.
- 2.2. Green roof is applied to all roof areas which also allow for the self-drained area.
- 2.3. Interception drainage is acceptable.

3. Extreme rainfall and flooding

- 3.1. In the current drainage modelling, the 50% and 1% AEP peak flows are within the greenfield runoff peak flows for the corresponding event, which is acceptable. The assessment is now based upon FEH rainfall data and shows no flooding during the design storm.
- 3.2. The current modelling has now been corrected since our previous comments and is acceptable.

4. Water quality

- 4.1. Water quality mitigation is acceptable.

5. Amenity

- 5.1. No mitigation or specific design is proposed for amenity / multifunctionality and no assessment is provided on the amenity aspect for the sustainable drainage system in the Drainage Statement.
- 5.2. Whilst the opportunities on a site such as this may be limited, there should be consideration of this aspect of sustainable drainage design and incorporation where feasible.
- 5.3. Water butts, SuDS planter and permeable paving provide limited amenity value. Due to the small scale of the development and use of the site, amenity value delivered through the sustainable drainage system is proportionate / sufficient.

6. Biodiversity

- 6.1. A BNG exemption is submitted with the application as the existing site is entirely paved.
- 6.2. The proposed SuDS planter provide limited biodiversity value. Due to the small scale of the development and use of the site, biodiversity value delivered through the sustainable drainage system is sufficient / not required.

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

- 7.1. There are no significant concerns about the construction and operation of the drainage proposals.
- 7.2. An outline maintenance and operation plan is incorporated within the drainage statement. The outline plan does not currently include information on ownership and maintenance responsibility for shared infrastructure. This should be provided clarified within the plan at discharge of conditions stage.

7.3. A detailed Management and Maintenance Plan can be conditioned as part of the technical design and assessment to be submitted at approval of details stage.

8. Suggested conditions / Overcoming the objection

8.1. The following three conditions are proposed to control the technical design and implementation of the sustainable drainage system and the successful long term management and maintenance of the system.

Prior to the commencement of development, full details of the proposed surface water drainage scheme 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. Impermeable area plan,
4. Calculations modelling the surface water drainage network for the following storm events: a.) 100% Annual Exceedance Probability, b.) 10% AEP + climate change allowance, c.) 3.3% AEP + climate change allowance, and d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.

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.

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

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 fit for purpose. The scheme shall thereafter be maintained in perpetuity.

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

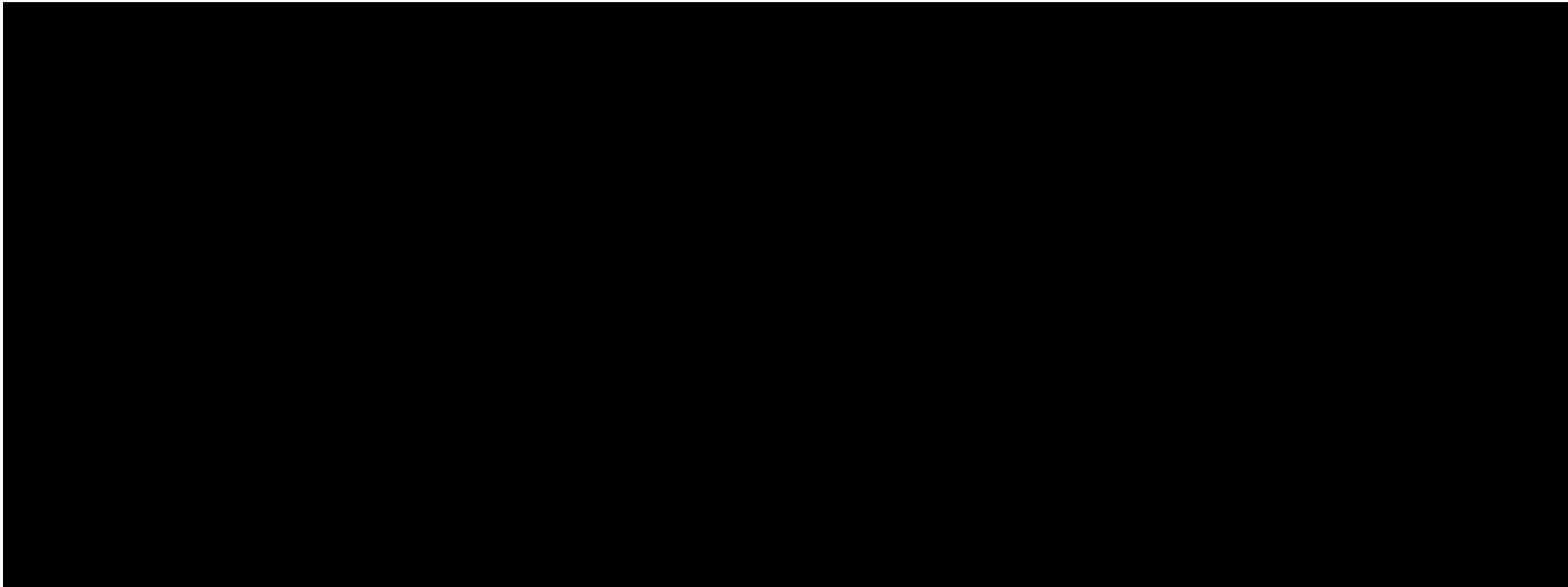
Drainage Impact on Other Planning Matters

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



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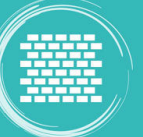
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 August 2026 14:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/53/26/PL

Please find enclosed our consultants response, no objection subject to conditions.

Regards

Paul Cann
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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




From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 14 August 2026 14:19

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To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: BR/53/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	BR/53/26/PL
Registered:	13th April 2026
Site Address:	57 Queensway Bognor Regis PO21 1QN
Grid Reference:	493424 99205
Category:	Plan Applicat'n
Description of Works:	Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys (resubmission following BR/67/25/PL). This application is in CIL Zone 4 (Zero Rated) as flats.

I am able to inform you that I have received an amendment to the above application dated 6th August 2026 relating to:- Substitute Drainage Strategy

If you should wish to make further representations as a result of this amendment, please make any further comment by **8th September 2026**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Amber Willard

Planning Case Officer- Arun District Council

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PLRECON (ODB) 2018