

Engineers Comments Regarding Surface Water Drainage

Application Reference:	CM/19/26/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Kathryn Welch	Date of Review:	07/08/2026
Site Name:	Baird Business Park Grevatt's Lane Littlehampton BN17 5RE		
Application Description:	Erection of replacement commercial building, parking and other associated infrastructure, including new attenuation pond. This application is in CIL Zone 5 (Zero Rated) as other development.		
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	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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	Insufficient	Further Information
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Compliant	No objection
5. Amenity	Compliant	No objection
6. Biodiversity	Compliant	No objection
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:

- Site location plan 26972-MAC-XX-XX-DR-B-001 Rev P6
- FRA AND DRAINAGE STRATEGY
- FRA AND DRAINAGE STRATEGY PART 2
- LIDSEY DRAINAGE IMPACT ASSESSMENT
- PLANNING STATEMENT
- RIVER CONDITION ASSESSMENT REPORT OF RYEBANK RIFE TO THE SOUTH EAST OF BAIRDS BUSINESS PARK

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- N/A

Consultation comments to the planning officer

0. General

- 0.1. The application is for major development and the scheme requires sustainable drainage meeting operational standards in accordance with NPPF paragraph 182.
- 0.2. The application site is close to a main river and is within Flood Zone 3 (High Risk). The Environment Agency will provide advice on flood risk from rivers and seas.
- 0.3. The surface water flood risk to the site is acceptable but the design should ensure overland flow / adjacent surface water ponding would not enter the drainage system.

1. Runoff destination

- 1.1. The drainage strategy is to discharge surface water runoff to a watercourse (main river) at a restricted rate with attenuation within permeable paving and a basin.
- 1.2. There is no rainwater harvesting proposed, which is acceptable on the basis of limited demand for reuse of water.
- 1.3. The winter groundwater monitoring data has not been provided with the appended ground investigation report but is summarised as highest reading 2.9m below ground level (bgl) and lowest reading 3.9m bgl over the winter period 2025/26.
- 1.4. Infiltration testing was carried out at 1.5m below ground level and returned nil infiltration in the clayey River Terrace Deposits. Bearing the groundwater levels and local geology in mind this is sufficient to evidence the need to discharge to a watercourse.
- 1.5. The runoff destination is acceptable.
- 1.6. Note – two trees are shown to be removed to facilitate the drainage route to the outfall and the tree Officer should be consulted.

2. Interception drainage

- 2.1. The winter groundwater monitoring data has not been provided with the appended ground investigation report but is summarised as highest reading 2.9m below ground level lowest reading 3.9m bgl. The groundwater monitoring data / results should be included in the appendix.
- 2.2. The infiltration testing also returned nil infiltration and therefore the unlined permeable paving would only be valid for twice the self-drained area.
- 2.3. A swale is noted in the report but not shown on the plans. The basin may not provide the required additional interception. Calculations should be provided.
- 2.4. Further information should be provided to demonstrate interception drainage is achieved by the design.

3. Extreme rainfall and flooding

- 3.1. Greenfield runoff calculations are included and the design peak flow rate is based upon pro-rata of 3l/s/ha for the drained area in accordance with the NSfS.
- 3.2. However, the drained area is 0.237ha which appears to include only the building roof and adjacent permeable parking spaces. The proposed access road is omitted. A drained areas plan indicating all

impermeable areas within the boundary and the proposed drained area for the new drainage system should be included. Note there is an area between the building and the carparking which would not drain separately to the drained area. There may also be existing paved areas which would drain via the new drainage system.

- 3.3. The proposed basin is in a location within or adjacent to surface water flood risk, and potentially fluvial flood risk. An assessment of the with climate change surface water flood risk extent should be included to demonstrate the basin is outside of the 1% AEP extent for fluvial and pluvial sources as required by the NSfS.
- 3.4. The proposed surcharged outlet basis and level is appropriate but the surcharge is not shown in the hydraulic calculations.
- 3.5. The mass balance in the hydraulic calculations is low and indicates losses which should be addressed.
- 3.6. Management of extreme rainfall is not currently demonstrated to be in accordance with the requirements of the NSfS. Therefore, we **object** to the application.

4. Water quality

- 4.1. Water quality is provided by the permeable paving and basin, which is acceptable in accordance with current standards and guidance on treatment of surface water runoff.

5. Amenity

- 5.1. The development is redevelopment of a brownfield site and opportunities for amenity are limited. The design includes appropriately designed surface level features and permeable paving, which is acceptable.

6. Biodiversity

- 6.1. The development is redevelopment of a brownfield site and opportunities for increasing biodiversity are limited. Biodiversity is enhanced by the creation of the proposed basin, which includes areas of permanent pond.

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

- 7.1. There are no significant concerns about the construction and operation of the scheme. Blockage protection will need to be incorporated into the technical design.
- 7.2. An outline maintenance and operation plan is incorporated within the drainage report. The drainage system will be within a single ownership.
- 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. As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

- 8.2. **The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.**

8.3. If you are minded to allow the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection. Please do not allow the applicant to submit further documents without prior discussion as to whether it will be possible for these to be assessed or influence your determination.

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]

From: Elaine Walby on behalf of Planning.Responses
Sent: 12 August 2026 17:14
To: Planning Scanning
Subject: FW: Planning Consultation on: CM/19/26/PL
Attachments: CM-19-26-PL - Baird Business Park-1.docx

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Littlehampton, West Sussex, BN17 5LF
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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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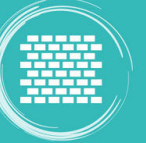
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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 11 August 2026 09:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/19/26/PL

Please find enclosed our consultants response, an objection.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 11 July 2026 09:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: CM/19/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Planning Permission

Application No:	CM/19/26/PL
Registered:	9th July 2026
Site Address:	Baird Business Park Grevatt's Lane Littlehampton BN17 5RE
Grid Reference:	499295 101381
Description of Works:	Erection of replacement commercial building, parking and other associated infrastructure, including new attenuation pond. This application is in CIL Zone 5 (Zero Rated) as other development.

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 13th August 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.

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

Yours sincerely

Harry Chalk

Planning Officer- Arun District Council

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Email: harry.chalk@arun.gov.uk