

Engineers Comments Regarding Surface Water Drainage

Application Reference:	F/3/26/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Kathryn Welch	Date of Review:	26/02/2026
Site Name:	Environment Agency Ford Depot Station Road Ford BN18 0BH		
Application Description:	Replacement of existing Portacabin with new single storey modular cabin for use as an ancillary building to the existing site, excavate grounds of mixed material to create trench for new power, water and drainage, install drainage pipework and associated items, including connection to existing, new or planned network, install electrical meters, transformers and associated items as required, excavations to be finished in concrete to match existing hardstand, new planters, wildlife houses and greenspace. This application is in CIL Zone 3 (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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Further Information Required
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Insufficient	Further Information Required
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	No objection

Reviewed Plans

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

- PROPOSED CIVILS LAYOUT 3000 REVP1
- EXISTING LOCATION PLAN 0001 REVPS2
- EXISTING SITE PLAN 0200 REVPS1
- LOCATION PLAN 0001 REVPS1
- PROPOSED GROUND FLOOR PLAN 1101 REVPS1
- PROPOSED ROOF PLAN 1105 REVPS1
- PROPOSED ELEVATIONS 1300 REVPS1
- PROPOSED 3D BUILDING PERSPECTIVES 1320 REVPS1
- PROPOSED SITE PLAN 1100 REVPS2

Consultation comments to the planning officer

0. General

- 0.1. No Flood Risk Assessment or Drainage Strategy is submitted with the application.
- 0.2. The site is within Flood Zone 3a High Risk. The Environment Agency will provide advice on flood risk from rivers and seas.
- 0.3. There is an area of surface water flood risk indicated by national modelling adjacent to the area of works. The Portacabin is raised and should not be affected by this area of flood risk.
- 0.4. The site is currently paved and appears to runoff directly to the River Arun. The development incorporates drainage infrastructure and therefore affects drainage onsite which requires sustainable drainage to be incorporated in accordance with NPPF paragraph 182.
- 0.5. However, the works area is small and no increase in runoff would occur. Direct discharge to the tidal River Arun in this location would not require attenuation of extreme rainfall. Therefore sustainable drainage measures proportionate to the nature and scale of development in this instance can effectively be nil and would not require specific sustainable drainage elements to be multifunctional.

1. Runoff destination

- 1.1. The site will not be able to support infiltration and connection to the Main River is acceptable in principle.
- 1.2. The Civils Layout shown on drawing 3000 indicates direct discharge to the River Arun. Drawing 3100 referenced on the planning application form is not included in the planning file and may contain further information. Clarification should be provided that the system can drain to the river without downstream surcharge under Mean High Water Spring conditions.
- 1.3. The drainage of external paved areas should be clarified.

2. Interception drainage

- 2.1. Not required – 'de minimums' development in terms of scale and nature.

3. Extreme rainfall and flooding

- 3.1. The discharge to the River Arun would not require attenuation of extreme rainfall.
- 3.2. Further information should be provided that the system can drain to the river without flooding including during Mean High Water Spring downstream conditions.
- 3.3. If the site cannot drain due to downstream surcharge, storage may be need to provided flooding onsite.
- 3.4. The current design does not demonstrate the site can be effectively drained to the receiving watercourse, therefore, we **Object** to the application.

4. Water quality

- 4.1. Water quality treatment should be provided for any drained runoff of external paved areas. Clarification of drainage of external areas should be provided.

5. Amenity

- 5.1. Not required – 'de minimums' development in terms of scale and nature.

6. Biodiversity

- 6.1. Not required – Paved existing site and 'de minimums' development in terms of scale and nature.

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

- 7.1. The works to achieve a drainage connection to the River Arun will require technical approval from the Environment Agency as Flood Risk Permitting works. The onsite drainage works are simple and do not require a technical design condition.
- 7.2. The site is in an existing yard owned and managed by a public body (Environment Agency) and maintenance of pipes and chambers without flow controls or attenuation elements would not require a specific maintenance plan in this circumstance.

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

From: Elaine Walby on behalf of Planning.Responses
Sent: 27 February 2026 16:30
To: Planning Scanning
Subject: FW: Planning Consultation on: F/3/26/PL
Attachments: F-3-26-PL - Environment Agency Ford Depot 1 FELv1.docx

PL- Consultation- Engineers response

Elaine Walby
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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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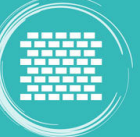
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Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 27 February 2026 13:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: F/3/26/PL

Please find enclosed our consultants response, an objection.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Delivering the right homes in the right places



Supporting our environment to support us



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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 03 February 2026 16:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: F/3/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

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

Planning Permission

Application No:	F/3/26/PL
Registered:	29th January 2026
Site Address:	Environment Agency Ford Depot Station Road Ford BN18 0BH
Grid Reference:	500253 104272
Description of Works:	Replacement of existing Portacabin with new single storey modular cabin for use as an ancillary building to the existing site, excavate grounds of mixed material to create trench for new power, water and drainage, install drainage pipework and associated items, including connection to existing, new or planned network, install electrical meters, transformers and associated items as required, excavations to be finished in concrete to match existing hardstand, new planters, wildlife houses and greenspace. This application is in CIL Zone 3 (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 5th March 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

Kathryn Welch

Planning Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk

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