

Engineers Comments Regarding Surface Water Drainage

Application Reference:	LU/137/26/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	25/06/2026
Site Name:	1 Beach Road Littlehampton BN17 5HY		
Application Description:	Change the use from Class E to a mixed Class E and C3 Residential Use consisting of 4 No. commercial units at ground floor level, No. 4 residential units at first floor level, No. 2 residential units at second floor level and proposed external alterations including a first floor extension to the eastern elevation, 4 No. dormers and 2 No. roof lights (resubmission following LU/168/25/PL). This application is in CIL Zone 4 (Zero Rated) as flats.		
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
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	N/A
2. Interception drainage	N/A	N/A
3. Extreme Rainfall and Flooding	N/A	N/A
4. Water Quality	N/A	N/A
5. Amenity	N/A	N/A
6. Biodiversity	N/A	N/A
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	N/A

Reviewed Plans

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

- FRA AND SuDS STRATEGY FOR PLANNING
- SITE PLAN 2437.SP
- LOCATION PLAN 2437.OSMAP

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- None.

Consultation comments to the planning officer

0. General

- 0.1. The application is change of use with six flats created and an increase in floor area of 80sqm although the ground floor footprint appears the same. The majority of the external space is soft paved garden.
- 0.2. The site is within Flood Zone 3 for tidal flooding and the Environment Agency should be consulted to provide advice on flood risk from the sea.
- 0.3. The development change of use and therefore Sequential and Exception Testing requirements may not apply.
- 0.4. The drained area and ground floor footprint are unchanged, therefore the change of use development does not affect drainage onsite or offsite and does not require a SuDS Approach in accordance with NPPF Paragraph 182.

1. Runoff destination

- 1.1. The reuse of the existing drainage system is acceptable.

2. Interception drainage

- 2.1. N/A

3. Extreme rainfall and flooding

- 3.1. N/A

4. Water quality

- 4.1. N/A

5. Amenity

- 5.1. N/A

6. Biodiversity

- 6.1. N/A

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

- 7.1. N/A

8. Suggested conditions / Overcoming the objection

- 8.1. No Planning conditions are required to control the drainage system.

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: Daun Johnson on behalf of Planning.Responses
Sent: 29 June 2026 13:53
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/137/26/PL
Attachments: LU-137-26-PL - 1 Beach Road - 1.docx

Please upload attachment to LU/137/26/PL, consultee response, END

Daun Johnson
Technical Support Unit Assistant
Planning Services

T: 01903 737762 Ext 37762
E: Daun.Johnson@arun.gov.uk



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: 29 June 2026 13:45
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: LU/137/26/PL

Please find enclosed our consultants response, no objection.

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



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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: 15 June 2026 09:33
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: LU/137/26/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: LU/137/26/PL

Registered: 15th June 2026
Site Address: 1 Beach Road Littlehampton BN17 5HY
Grid Reference: 502940 102093
Description of Works: Change the use from Class E to a mixed Class E and C3 Residential Use consisting of 4 No commercial units at ground floor level No 4 residential units at first floor level No 2 residential units at second floor level and proposed external alterations include a first floor extension to the eastern elevation, 4 No dormers and 2 No roof lights (resubmission following LU/168/25/PL). This application is in CIL Zone 4 (Zero Rated) as flats.

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 16th July 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

Amber Willard

Planning Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

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