

Engineers Comments Regarding Surface Water Drainage

Application Reference:	LU/141/26/DOC	Reviewer Reference:	ADC/EXT2/D2134/111
Planning Officer:	Hannah Kersley	Date of Review:	10.07.2026
Site Name:	Southern Allotments Hampton Park Littlehampton		
Application Description:	Approval of details reserved by condition imposed under LU/47/11 relating to condition 10-surface water drainage.		
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

Condition 10: **Further information required**

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 result in an **objection** to any application to discharge a surface water drainage design condition.

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.

All relevant items on the checklist are expected to be met before an application to discharge an application to discharge a SuDS design condition is supported.

Our response and requirements are elaborated upon or condensed within an attached comment tracker where necessary. If a comment tracker is provided a designer is encouraged to refer to this and respond to comments to aid further review. Please request a .docx version of this document to by email to land.drainage@arun.gov.uk if needed.

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

- OVERALL DRAINAGE LAYOUT 519.1.VCE.0500 REV T4
- DRAINAGE LAYOUT SHEET 1 OF 2 519.1.VCE.0501 REV T4
- DRAINAGE LAYOUT SHEET 2 OF 2 519.1.VCE.0502 REV T4
- PRIVATE DRAINAGE CONSTRUCTION DETAILS SHEET 1 OF 2 519.1.VCE.0505 REV T2
- PRIVATE DRAINAGE CONSTRUCTION DETAILS SHEET 2 OF 2 519.1.VCE.0506 REV T4

-HIGHWAYS AND DRAINAGE LONGITUDINAL SECTIONS AND MANHOLE SCHEDULE
519.1.VCE.0511 REV T3
-IMPERMEABLE AREAS LAYOUT 519.1.VCE.0521 REV T2
-GULLY CATCHMENT AREAS LAYOUT 519.1.VCE.0522 REV T1
-EXISTING EXCEEDANCE FLOW ROUTES 519.1.VCE.0531 REV T1
-PROPOSED EXCEEDANCE FLOW ROUTES 519.1.VCE.0532 REV T1
-OVERALL EXTERNAL LEVELS LAYOUT 519.1.VCE.0600 REV T2
-EXTERNAL LEVELS LAYOUT SHEET 1 OF 2 519.1.VCE.0601 REV T2
-EXTERNAL LEVELS LAYOUT SHEET 2 OF 2 519.1.VCE.0602 REV T2
-PRIVATE HIGHWAY CONSTRUCTION DETAILS 519.1.VCE.0701 REV T4
-GROUNDWATER MONITORING REPORT 22276/GWMREV1.0
-ENGINEERS COMMENTS REGARDING SURFACE WATER DRAINAGE
-CAUSEWAY CALCULATIONS (4 Parts)
-FRA (5 PARTS)

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 10:

Condition wording

Condition 10 is worded as follows:

"No development shall begin until a fully detailed surface water drainage scheme for that phase of the development, based on sustainable drainage principles and designed in accordance with the SUDS strategy for the whole development, has been submitted to and approved in writing by the Local Planning Authority. It should be demonstrated how each detailed scheme will contribute to delivering, and link into, the surface water drainage strategy for the site as a whole.

- The SUDS shall be designed to attenuate the 1 in 100 year storm event (plus climate change allowance of 30% in accordance with DEFRA's National Standards for Sustainable Drainage Systems).
- No infiltration of surface water drainage shall occur within ground affected by contamination unless suitable remediation is undertaken.
- Each detailed scheme should include a timetable for its implementation; and provide a management and maintenance plan in the form of a site specific Maintenance Manual for the SUDS system for the lifetime of the development.

This shall include the arrangements for adoption by any public authority or statutory undertaker or details of the financial management of the scheme throughout its lifetime.

Elements of the scheme serving any particular phase shall subsequently be implemented in accordance with the approved details (unless otherwise agreed with the Local Planning Authority) prior to the occupation

of any dwellings in that phase and no building in that phase of the development shall be occupied until the surface water drainage scheme has been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained to prevent the increased risk of flooding, and improve and protect water quality, habitat and amenity, and ensure future maintenance of these in accordance with national guidance and policies GEN7, GEN9 of the Arun District Local Plan"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

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

Application Reference: LU/141/26/DOC Site Name: Southern Allotments Hampton Park Littlehampton	Initial Issue Date: Issue Date: Reviewer Reference:
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Summary and Recommendation:

Condition 10: **Further information required**

Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.

	ADC Drainage Comments	ADC Drainage Comments	ADC Drainage Comments		
Date:	29/10/2025	14/01/2026 (LU/185/26/DOC)	10.07.2026		

Condition Number:

Comment Number					
1. (Formerly 2)	Please indicate how the national standards for SuDS are going to be met and delivered within the proposed scale and layout of the site. Where departures from these standards may be necessary these must be highlighted and requested. A request for a departure does not mean that it will be supported or agreed. Designer Response 26/11/2025	Both documents quoted out date national standards. Whilst earlier data is correct at the time of writing the technical note relative to this application shall be updated as per the previous comment. Comment outstanding. Designer Response 27/105/2026 The garden allotment site forms part of the approved Peter Brett Associates LLP Flood Risk Assessment, Ref. 21491/002 Rev. B,	The application response is accepted in this instance. Comment closed.		

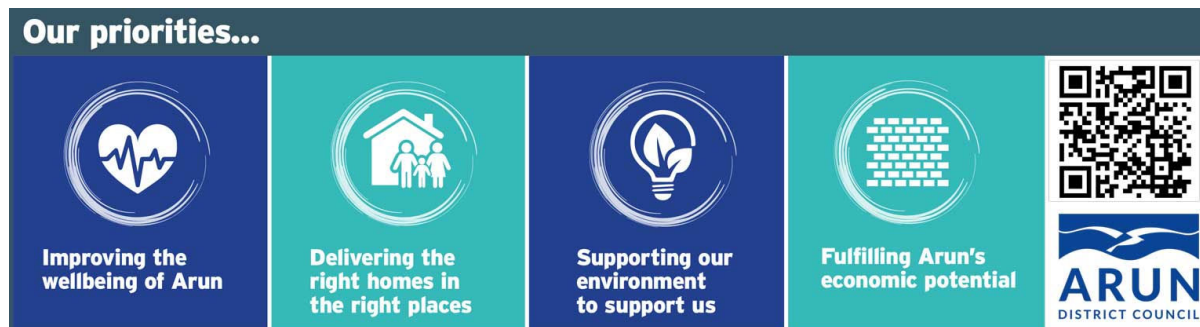
	Please refer to the Peter Brett Associates LLP Flood Risk Assessment (Ref: 21491/002 Rev. B) and the WYG Drainage Strategy (Ref: A044029 Rev. 5, dated 10.02.2011).	dated February 2011. Compliance with this FRA was expressly required by condition 9 of the outline planning permission granted on 23 January 2013, Ref. LU/47/11/, which states that the development shall only be carried out in accordance with the approved FRA. Although the reserved matters application was resubmitted and subsequently approved on 20 March 2026 under Ref. LU/263/25/RES, the description of development confirms that the approval relates to reserved matters only, namely access, appearance, landscaping, layout and scale, following the outline approval of LU/47/11 for Southern Allotments. The 2026 reserved matters approval does not introduce or approve a new drainage strategy, nor does it supersede the drainage principles secured under the outline permission. The drainage elements therefore remain governed by the approved outline FRA and associated outline drainage			
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		documents. The National Standards for Sustainable Drainage Systems came into force at the end of July 2025, more than 12 years after the outline permission was granted. They should not therefore be applied retrospectively to drainage matters already established and secured through the outline approval. Copies of the decision notices for both LU/47/11/ and LU/263/25/RES are appended for ease of reference			
2. (Formerly 10)	The 1D model must use a CV=1 for both summer and winter events. Designer Response 26/11/2025 The summer and winter CV values have been set at 0.75 and 0.84, respectively, in accordance with the approved WYG Drainage Strategy (Ref: A044029 Rev.5, dated 10.02.2011), as shown in Appendix E.	Not accepted, please refer to WSCC/ADC requirements. Please note earlier reports and criteria therein are not approved, therefore the 1D modelling must comply with current criteria where CV=1. Comment outstanding. Designer Response 27/105/2026 Revised CV values to = 1, Please refer to updated calculations Network 1-v3	The revised calculation criteria is compliant regarding the CV, however the additional storage factors/MADD factors must be zero or proven otherwise. Comment outstanding.		

3. (Formerly 11)	Drain down time is set to 240min and must be corrected. Please summarise the half drain down time to 50% for each storage feature for 24hr period. This shall be illustrated for 10yr, 30yr, 100yr. Please note that current standards minimum compliance is required for at least the 30 yr + CC (40%) storm. However, as the scale and layout of the site was agreed prior to this guidance being published we will honour the previous minimum requirement of half drain of the 10yr+CC (45%) storm within 24 hours if necessary. Designer Response 26/11/2025 For the half drain time of the soakaway, please refer to Network1-v2 – Approval Results for the 10-year, 30-year, and 100-year storm events.	The results are accepted, however must be updated for comment 10. Comment outstanding. Designer Response 27/105/2026 Please refer to updated calculations, Network 1-v3 – Approval Results for the 10-year, 30 year, and 100-year storm events.	The revised calculations confirm the half drain times to be 1439mins which is acceptable. Comment closed.		
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4.			The Soils geotechnical report has now been provided which verifies groundwater monitoring and soil types. The designer has advised the groundwater datum of 3.02m AOD for design to enable the compliant 1.0m freeboard to be verified. It is not clear how this figure has been determined. The design states the base of the soakaway must penetrate a minimum 400mm into the River Terrace Deposit stratum, which may conflict resulting in a 1.0m freeboard non-compliance. Please provide an explanation and/or updated design if necessary.		
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If a designer would like a .docx version of this document to aid administration of responses, please request this by email to land.drainage@arun.gov.uk.



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

Sent: 16 June 2026 09:48

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

Subject: Planning Consultation on: LU/141/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: LU/141/26/DOC

Registered: 15th June 2026

Site Address: Southern Alottments Hampton Park Littlehampton

Description of Works: Approval of details reserved by condition imposed under LU/47/11 relating to condition 10-surface water drainage.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the 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.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **30th June 2026**.

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.

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

Yours sincerely

Hannah Kersley

Planning Case Officer- Arun District Council

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PLCONDOC (ODB) 2020