

Engineers Comments Regarding Surface Water Drainage

Application Reference:	LU/225/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hannah Kersley	Date of Review:	29/09/2026
Site Name:	Land North of Littlehampton Academy Littlehampton		
Application Description:	Approval of details reserved by condition imposed under LU/299/22/PL relating to conditions 18-as built drawings and 19-verification report.		
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 18: Further information required Condition 19: No Comments
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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 (Chapter 18). 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	N/A	
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Further Information Required

Reviewed Plans

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

- PERMEABLE PARKING DIG SURVEY SHEET 2 OF 3 PAR/268/S-402 REV01
- SURFACE WATER COMPLETION REPORT PART 2
- ROAD AS BUILT SURVEY SHEET 1 OF 4 PAR/468/S-101 REV01
- ROAD AS BUILT SURVEY SHEET 2 OF 4 PAR/468/S-102 REV01
- ROAD AS BUILT SURVEY SHEET 3 OF 4 PAR/468/S-103 REV01
- TRAVIS PERKINS INVOICE, 3 parts uploaded via public planning portal
- GEOSHIELD VERIFICATION REPORT 16
- GEOSHIELD VERIFICATION REPORT 12
- GEOSHIELD VERIFICATION REPORT 15
- ALL HOURS PLUMBING INSPECTION REPORT
- SURFACE WATER DRAINAGE COMPLETION REPORT PLOTS 69-77

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 18:

- N/A

The following plans/documents should be listed as approved in respect to condition 19:

- N/A

Condition wording

Condition 18 is worded as follows:

"Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall be submit for approval by 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."

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."

Condition 19 is worded as follows:

"Prior to the occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority."

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. As stated in the application form this is for partial discharge for Partial discharge of the condition to align with plot handovers against the Kinsted / Lovell phasing plan. This application is for Phase 3b, Plots 69-77.
3. We note the previous applications LU/20/26/DOC, LU/61/26/DOC and LU/167/26/DOC for partial discharge relating to Phases 1a, 1b and 2.
4. We also note our previous comments on Phase 3a under LU/218/26/DOC, which are similar.
5. Condition 19 related to remediation of contaminated ground and not sustainable drainage.

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/225/26/DOC Site Name: Land North of Littlehampton Academy Littlehampton	Initial Issue Date: 29/09/2026 Issue Date: 29/09/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 18: **Further information required**

Condition 19: **No Comments**

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	Designer Response			
Date:	29/09/2026				
Condition Number: 18					
Comment Number					
1.	This application is for plots 69-77 ('phase 3b'). Parts of phase 3b are not included in the evidence noted below. The swale adjacent to the access road. CCTV for main drain runs within phase 3b – SWH40 to SMH6. Connections from swale and PP parking spaces etc. Permeable paving for plots 74-75.				

2.	The CCTV survey notes defects on the final page, confirmation that these have been addressed should be provided. A drain reference plan should also be provided with the CCTV survey for clarity.				
Condition Number: 19					
Comment Number					
1.	Note only – Advice to be provided separately on remediation of contaminated ground.				

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.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 06 October 2026 14:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/225/26/DOC

Please find enclosed our consultants response, further information required in respect to condition 18.

Others should be consulted in respect to condition 19.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Our priorities...

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: 24 September 2026 08:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: LU/225/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

Application No: LU/225/26/DOC
Registered: 23rd September 2026

Site Address: Land North of Littlehampton Academy Littlehampton
Description of Works: Approval of details reserved by condition imposed under LU/299/22/PL relating to conditions 18-as built drawings and 19-verification report.

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 **8th October 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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