

Engineers Comments Regarding Surface Water Drainage

Application Reference:	LU/250/25/RES	Reviewer Reference:	ADC/EXT2/D2134/92
Planning Officer:	Hannah Kersely	Date of Review:	16.02.2026
Site Name:	Local Centre and Phase 6b Hampton Park Littlehampton		
Application Description:	Approval of reserved matters following the grant of LU/47/11/ (amended by LU/182/15/PL) for 111 No dwellings, 1472sqm of retail floor space, 418sqm of community centre floor space, a civic public open space (0.35ha), a community car park and a super LEAP (incorporating fitness equipment / trail) comprising 0.62ha.		
Assessment Number:	1 of 2		

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 subject to conditions
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 Please refer to summary below	No objection subject to conditions
2. Interception drainage	Compliant Please refer to summary below	No objection subject to conditions
3. Extreme Rainfall and Flooding	Compliant Please refer to summary below	No objection subject to conditions
4. Water Quality	Compliant Please refer to summary below	No objection subject to conditions
5. Amenity	Compliant Please refer to summary below	No objection subject to conditions
6. Biodiversity	Compliant Please refer to summary below	No objection subject to conditions
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant Please refer to summary below	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:

- LOCATION PLAN 519_PL_Ph6b_001
- SITE LAYOUT LEAP4/FITNESS AREA/PHASE 6b-17 UNITS 517_PL_Ph6b_100 REVE
- SOFT LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 11 SHEET 3 OF 5
- SOFT LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 11 SHEET 2 OF 5
- SOFT LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 11 SHEET 4 OF 5
- SOFT LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 11 SHEET 5 OF 5
- SOFT LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 11 SHEET 1 OF 5
- HARD LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 12 SHEET 2 OF 5
- HARD LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 12 SHEET 1 OF 5

- HARD LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 12 SHEET 3 OF 5
- HARD LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 12 SHEET 4 OF 5
- HARD LANDSCAPE PROPOSALS LOCAL CENTRE PERTV24807 12 SHEET 5 OF 5
- SOFT LANDSCAPE PROPOSALS PHASE 6B PERTV24807 15 SHEET 1 OF 2
- SOFT LANDSCAPE PROPOSALS PHASE 6B PERTV24807 15 SHEET 2 OF 2
- HARD LANDSCAPE PROPOSAL PERTV24807 16 SHEET 1
- HARD LANDSCAPE PROPOSAL PERTV24807 16 SHEET 1
- TOPOGRAPHIC SURVEY AND EXISTING DRAINAGE PHLITTLECC.2/100 REV P1
- DRAINAGE GENERAL ARRANGEMENT SHEET 1 PHLITTLECC.2/121 REV P2
- DRAINAGE GENERAL ARRANGEMENT SHEET 2 PHLITTLECC.2/122 REV P2
- SURFACE WATER CATCHMENT AREA PHLITTLECC.2/123 REV P2
- SURFACE TREATMENTS SHEET 1 PHLITTLECC.2/131 REV P1
- SURFACE TREATMENTS SHEET 2 PHLITTLECC.2/132 REV P1
- ENGINEERING LAYOUT SHEET 1 PHLITTLECC.2/151 REV P1
- ENGINEERING LAYOUT SHEET 2 PHLITTLECC.2/152 REV P1
- TOPOGRAPHICAL SURVEY AND EXISTING DRAINAGE PHLITTLEPH6B.2/100 REV P1
- GENERAL ARRANGEMENT PHLITTLEPH6B.2/101 REV P2
- DRAINAGE GENERAL ARRANGEMENT PHLITTLEPH6B.2/121 REV P2
- SURFACE TREATMENTS PHLITTLEPH6B.2/131 REV P2
- ENGINEERING LAYOUT LEVELS AND RETENTION PHLITTLEPH6B.2/151 REV P2
- LOCATION PLAN PL-010
- PROPOSED SITE LAYOUT PL-100
- GARDEN SIZES PLAN PL-105
- TOPOGRAPHICAL SURVEY ENC/250324/2953 S2 PLOT NO 4 OF 5
- SURFACE AND FOUL DRAINAGE
- APPENDIX K SITE WIDE INFO HAMPTON PARK FOUL PUMP STATION,
- APPENDIX L GEOLIGHT ATTENUATION TANK,
- SURFACE AND FOUL DRAINAGE
- TECHNICAL NOTE
- FRA ADDENDUM
- ARBORICULTURAL CONSTRAINTS AT TODDINGTON LANE, LITTLEHAMPTON, LOCAL CENTRE RMA AND PHASE 6
- APPENDIX K SITEWIDE FOUL PHASE 4 AND PHASE 2 DRAINAGE PLANS,
- APPENDIX L SITE WIDE FOUL HAMPTON PARK FOUL PUMP STATION FOUL AND SURFACE WATER DRAINAGE
- APPENDIX D TOPOGRAPHICAL SURVEY AND EXISTING DRAINAGE,
- APPENDIX E LOCAL CENTRE LOCATION PLAN, A
- APPENDIX F LOCAL CENTRE PROPOSED SITE PLAN,
- APPENDIX G LOCAL CENTRE SURFACE WATER CATCHMENT AREAS,
- APPENDIX H LOCAL CENTRE DRAINAGE STRATEGY PLANS,
- APPENDIX I LOCAL CENTRE LEVELS AND ENGINEERING PLANS,
- APPENDIX J LOCAL CENTRE MICRODRAINAGE RESULTS,
- SOFT LANDSCAPE SPECIFICATION
- SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN
- APPENDIX B OUTLINE APPLICATION ILLUSTRATED MASTERPLAN AND SURFACE WATER STRATEGY,

- APPENDIX C SITEWIDE SURFACE WOUTH AND EAST CENTRAL WETLANDS DRAINAGE STRATEGY,
- APPENDIX D PHASE 6B PROPOSED SITE PLANS
- APPENDIX E PHASE 6B TOPOGRAPHIC SURVEY,
- APPENDIX F PHASE 6B DRAIANGE GENERAL ARRAANGEMENT PLAN,
- APPENDIX G PHASE 6B MBL LEVELS AND ENGINEERING PLANS,
- APPENDIX H PHASE 6B WINDES CALCULATIONS
- APPENDIX I SITEWIDE SURFACE MAIN AVENUE DRAINAGE PLAN,
- APPENDIX J SITEWIDE SURFACE SUPERSEDED COMMUNITY CENTRE

Consultation comments to the planning officer

0. General

- 0.1. This application relates to the local centre and phase 6b which forms part of a site wide development drainage strategy which outfalls to the Black Ditch. Therefore arterial drainage routing and primary SUDS features have largely been accepted.
- 0.2. The applicant has provided sufficient information relating to surface water drainage that remains consistent with the information provided for the Outline planning application and therefore the details are in accordance with NPPF and local planning policies of Arun District Council.
- 0.3. It shall be noted that the drainage strategy approval pre-dates the requirement of National Standards which came into effect June 2025, therefore the following standards are not applicable, however may provide some compliance.

1. Runoff destination

- 1.1. Phase 6b is conveyed through the central wetland area where part of the network is regulated to approx. 100l/s in line the earlier site wide drainage strategy, however drawing /PHLITTLE-MAIN.1/20-3 shows an increased flow rate of 120l/s and notes to further reduced to 20l/s. Drawing PHLITTLEPH6B.2/121 and the technical note align however the 1D calculations are FEH2013, however this has been accepted elsewhere for this site only. The flow control criteria however does not appear to coincide with levels in respect of the design head so this will require review prior to install.
- 1.2. The remaining parcels 'west of wetlands' again adhere to the earlier agreed routing north towards the Black Ditch. A flow rate has been set for each parcel, as agreed previously. Again the 1D calculations are FEH2013, however this has been accepted elsewhere for this site only.

2. Interception drainage

- 2.1. No information has been provided specifically, however no concerns to raise.
- 2.2. The local centre network has significant areas of permeable pavement which is deemed sufficient, however phase 6b does not appear to provide any further provision however this can be covered by condition.

3. Extreme rainfall and flooding

- 3.1. It is acknowledged that the findings of the Stantec report are adhered to where all FFL's are noted to be elevated above 4.0m AOD, and since approved by the EA, hence are deemed low risk.

4. Water quality

- 4.1. Phase 6b RMA discharges into Outfall 4 that discharges into a swale before eventually discharging into the central wetlands which is acceptable.
- 4.2. The local centre network has significant areas of permeable pavement which is acceptable.

5. Amenity

- 5.1. No information has been provided specifically and it is recommended this is covered in the report and can be covered by condition.

6. Biodiversity

- 6.1. No information has been provided specifically and it is recommended this is covered in the report and can be covered by condition.

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

- 7.1. It is acknowledged that primary SUDS are being adopted. Please provide a schematic drawing to denote the extent/areas for future maintenance, this shall be included / reference therein and highlight key SuDS features. This shall differentiate between WSCC, ICOSA, Management Company and can be covered by condition.

8. Suggested conditions

ENGD1

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide 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. The scheme shall thereafter be maintained in perpetuity. Reason: To ensure that the proposed development is satisfactorily drained and in accordance with Arun Local Plan policies W SP1, W DM1, W DM2 and W DM3.

PCENG2 B

Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The detailed design must be based upon and build on the surface water information submitted pursuant to condition 1 (condition number to be completed by planning officer). The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: In order to comply with Arun Local Plan policies (INSERT POLICIES) and the NPPF.

PCENG3

The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010 can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

PCENG4

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

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: 23 February 2026 17:32
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/250/25/RES
Attachments: LU-250-25-RES Local Centre and Phase 6b Hampton Park Littlehampton-.docx

PL- Consultation- Engineers response

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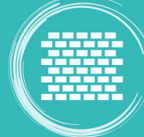
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 23 February 2026 12:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/250/25/RES

Please find enclosed our consultants response recommending conditions.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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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: 09 January 2026 12:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: LU/250/25/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No:	LU/250/25/RES
Registered:	10th December 2025
Site Address:	Local Centre and Phase 6b Hampton Park Littlehampton
Grid Reference:	503360 104210
Description of Works:	Approval of reserved matters following the grant of LU/47/11/ (amended by LU/182/15/PL) for 111 No dwellings, 1472sqm of retail floor space, 418sqm of community centre floor space, a civic public open space (0.35ha), a community car park and a super LEAP (incorporating fitness equipment / trail) comprising 0.62ha.

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 18th January 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

Hannah Kersley

Planning Officer- Arun District Council

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