

Engineers Comments Regarding Surface Water Drainage

Application Reference:	LU/252/25/RES	Reviewer Reference:	ADC/EXT2/D213491
Planning Officer:	Hannah Kersley	Date of Review:	16.02.2026
Site Name:	Hampton Park Littlehampton		
Application Description:	Approval of reserve matters following LU/47/11/ (as amended by LU/182/15/) for the remaining open space elements including playing pitches, changing rooms, car parking area, northern allotments and the eastern extent of the Black Ditch Open Space.		
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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Please refer to summary below
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:

BUSTED BIG PDF UP Flood risk assessment
 OPEN SPACE APPLICATION REDLINE BOUDARY
 SITE LAYOUT SPORTS PITCHES/ALLOTMENTS 547_PL_100d REVA
 PLAYING FIELDS PROPOSED FLOODPLAINIMPACTS 33261284/4001/015
 REVP01.2
 FLOODPLAIN STORAGE ANALYSIS AND PROPOSED GROUND LEVELS
 332612482/4001/016 REVP01.3
 OVERLAND FLOOD F;PW RPITES 332612482/4001/017 REVP01.1

TARGETED UTILITY SURVEY SHEET 1 REV5
TARGETED UTILITY SURVEY SHEET 2 REV5
TARGETED UTILITY SURVEY SHEET 3 REV5
TREE PROTECTION 25012-TPP-08-OPEN SPACE
PLAYING FIELDS PROPOSED FLOODPLAIN IMPACTS 332612482/4001/015
REVP01.2
PLAYING FIELDS FLOODPLAIN STORAGE ANALYSIS AND PROPOSED GROUND
LEVELS 332612482/4001/016 REVP01.3
PLAYING FIELDS OVERLAND FLOOD FLOW ROUTES 332612482/4001/017
REVP01.1
SITE LAYOUT SPORTS PITCHES/ALLOTMENTS 547_PL_100d REVA
OPEN SPACE PARKING STRATEGY PLAN 547_PL_112
LOCATION PLAN 547_PL_PS_001
SPORTS PITCH DRAINAGE 547.TVAL.0501 REVP1
ALLOTMENT PROPOSALS PERTV24807 17
POS EAST BLACK DITCH AND SPORTS PITCHES PERTV24807 20 SHEET 1 OF
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POS EAST BLACK DITCH AND SPORTS PITCHES PERTV24807 20 SHEET 10 OF
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POS EAST BLACK DITCH AND SPORTS PITCHES PERTV24807 20 SHEET 9 OF
10
DRAINAGE GENERAL ARRANGEMENT PHLITTLEOS.2/121 REVP1
SURFACE TREATMENTS PHLITTLEOS.2/131 REVP1
ENGINEERING LAYOUT LEVELS & RETENTION PHLITTLEOS.2/151 REVP1
FRA ADDENDUM
SURFACE AND FOUL WATER DRAINAGE DECEMBER 2025

SITE WIDE FLOOD COMPENSATION TN003 REVA
SOFT LANDSCAPE SPECIFICATION
SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN
APPENDIX D SITEWIDE SURFACE AMENDED SOUTH AND EAST CWA
STRATEGY, APPENDIX E OPEN SPACES PROPOSED SITE PLANS
APPENDIX F OPEN SPACES TOPOGRAPHIC SURVEY, APPENDIX G OPEN
SPACES DRAINAGE GENERAL ARRANGMENT PLANS, APPENDIX H OPEN
SPACES MBL LEVELS AND ENGINEERING PLANS, APPENDIX K OPEN SPACES
WINDES CALCULATIONS

Consultation comments to the planning officer

0. General

- 0.1. This application relates to open space elements including playing pitches, changing rooms, car parking area, northern allotments and the eastern extent of the Black Ditch Open Space 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.
- 0.4. The parking and pavilion/changing facility arrangement differs to earlier drawings, however from a flood risk perspective, these features are elevated above the areas susceptible to flooding.

1. Runoff destination

- 1.1. It is acknowledged that the playing fields area is an independent surface water network which is largely land drain based and will not impact on the residential networks.

2. Interception drainage

- 2.1. Drawing 501 illustrates the pitches will have numerous perforated collector pipes/trenches (french drain) and mole drains. It is not clear if these features have been included in the 1D modelling. The designer will need to verify the 1D calculations, however assuming these features are excluded, this buffer storage can be accepted as interception drainage compliance and 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 the playing fields will be elevated to 1.85m to comply for the 100year plus 25% climate change scenario.
- 3.2. Please provide 1D calculations for the independent surface water network for the playing fields area. This shall include a surcharged outfall. Noting the design criteria has been agreed previously, please ensure the latest FEH22 data is used for simulation. The WinDes calculations in appendix K are not acceptable; these must adhere to FEH22, CV=1 (both summer & winter), MADD factor = 0, runtime 1440mins.

4. Water quality

- 4.1. The bespoke pitch drainage and increased the travel distance in new swales provides improved water quality.

5. Amenity

5.1. No information has been provided specifically however the schemes includes high level of open SUDS.

6. Biodiversity

6.1. No information has been provided specifically however the schemes includes high level of open SUDS.

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.

8. Suggested conditions

ENG D1

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.

PCENG D2 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.

PCENG D3

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)

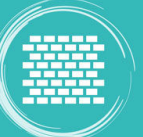
- ☒ Lead local flood authority (all other sources of flooding and ordinary watercourses)
- ☐ Other: Specify
- ☐ None

PL- Consultation- Engineers response

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>

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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: 26 February 2026 08:49

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/252/25/RES

Please find enclosed our consultants response.

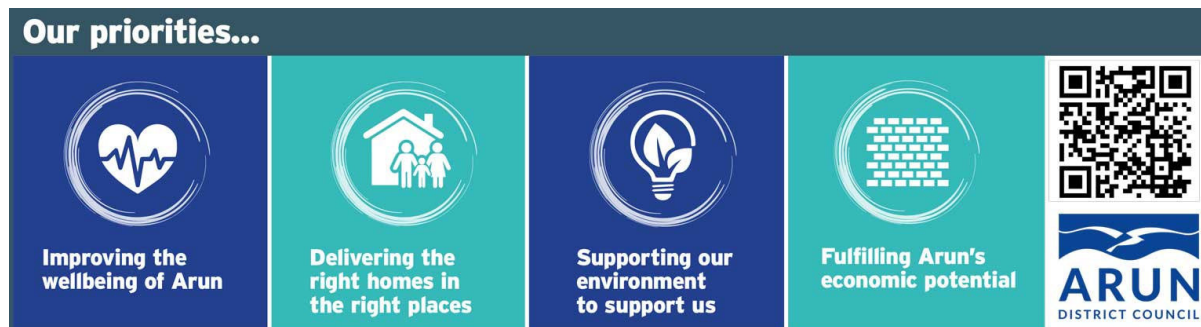
Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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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/252/25/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/252/25/RES

Registered: 10th December 2025

Site Address: Hampton Park Littlehampton

Grid Reference: 503360 104210

Description of Works: Approval of reserve matters following LU/47/11/ (as amended by LU/182/15/) for the remaining open space elements including playing pitches, changing rooms, car parking area, northern allotments and the eastern extent of the Black Ditch Open Space.

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

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONSULT (ODB) 2020