

Engineers Comments Regarding Surface Water Drainage

Application Reference:	LU/98/26/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Kathryn Welch	Date of Review:	16/07/2026
Site Name:	16 Swanbourne Road Littlehampton BN17 6HS		
Application Description:	Erection of 1 No single storey dwelling with car parking and provision of driveway and car parking for No. 16 Swanbourne Road (resubmission following LU/96/25/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.		
Assessment Number:	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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant	No objection subject to conditions
4. Water Quality	Compliant	No objection
5. Amenity	Insufficient	No objection
6. Biodiversity	Insufficient	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection

Reviewed Plans

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

- PROPOSED TYPICAL CONSTRUCTION DETAILS 501 REVP2
- C3489_201_P3_Proposed Contributing Area and Exceedance Flows
- C3489_P2_101_Proposed Drainage Plan
- SW Drainage - Soakaway_P2
- SW Drainage - Soakaway-Sections_P2
- RESPONSE TO ENGINEERS COMMENTS
- C3489_P3_Drainage Report
- C3489_Infiltration Report
- C3489_P1_Maintenance Schedule
- CGS Reply to LLFA Comments_12.06.2026
- GW Results_P1
- Engineers response
- Agent/PO drainage

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- CGS Drawing C3489_101_P1_Proposed Drainage Plan
- CGS Drawing C3489_201_P3_Proposed Contributing Area and Exceedance Flows
- CGS Drawing C3489_501_P2_Proposed Typical Construction Details

Consultation comments to the planning officer

0. General

- 0.1. The proposals will affect drainage on and around the site, therefore the development will require sustainable drainage in accordance with NPPF Paragraph 182.
- 0.2. The development is non-major and the measures should be proportionate to the nature and scale of development.
- 0.3. We have reviewed the Foul and Surface Water Drainage Report revision P3 dated 12 June 2026.
- 0.4. We note the previous comments on application LU/96/25/PL and the Responses to engineers comments note, together with our comments on this application dated 26/05/2026 and the response note dated 10 June 2026.
- 0.5. Please note the application includes engineering works outside the red line boundary which appear to be within the blue outline of land ownership.

1. Runoff destination

- 1.1. Water butts are shown and are suitable for small scale residential garden irrigation.
- 1.2. The proposed runoff destination once water butts are full is to discharge to ground via infiltration and the previous indication of flow controls has been removed, which is acceptable.
- 1.3. Ground Investigation is provided but does not meet the standards set out in the ADC ground investigation checklist requirements. Guidance is provided on ADC webpages here:
<https://www.arun.gov.uk/designer-checklists>
- 1.4. The groundwater monitoring measurements are only every two weeks and therefore do not accord with the ADC ground investigation checklist requirements. However, the results are sufficiently robust to demonstrate groundwater levels are comfortably below the 1m vertical buffer from the proposed base of soakaways.
- 1.5. Further information is now provided to evidence the infiltration tests including the location of Infiltration testing and the test pit record logs together with photographs.
- 1.6. The ground investigation is acceptable to demonstrate the development can discharge to ground via infiltration. The two areas of permeable pavement have an infiltration base at different locations and depth to the single infiltration test and therefore further testing is required at discharge of conditions stage and condition wording is included in our comments below. Further winter groundwater monitoring is not required.

2. Interception drainage

- 2.1. Interception drainage is provided by discharge to ground.

3. Extreme rainfall and flooding

- 3.1. Calculations are provided for the design storm and show no flooding. Drained area and modelling parameters are acceptable.

- 3.2. The half drain times during the 3.3% AEP storms are now evidenced in the calculations.
- 3.3. Further design and calculations need to be provided with the technical design to discharge planning conditions including confirmation of additional infiltration testing results, see Standard 1 above.

4. Water quality

- 4.1. The water pollution indices risk is low and water quality mitigation is provided by permeable pavement and filter drains / filter chambers, which meet the standards set out in the Simple Index Approach.
- 4.2. Water quality is acceptable.

5. Amenity

- 5.1. No mitigation or specific design is proposed for amenity / multifunctionality and no assessment is provided on the amenity aspect for the sustainable drainage system.
- 5.2. However, due to the small scale of the development and use of the site, amenity value delivered through the sustainable drainage system is not required and an Exception to Standard 5 is allowable.

6. Biodiversity

- 6.1. No mitigation or specific design is proposed for biodiversity and no assessment is provided on the biodiversity aspect for the sustainable drainage system.
- 6.2. However, due to the small scale of the development and use of the site, biodiversity value delivered through the sustainable drainage system is not required and an Exception to Standard 6 is allowable.

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

- 7.1. The dwelling will share a surface water drainage system with the existing house and the soakaway will be on third party land once the new dwelling is sold. The proposed soakaway is not within the planning red line boundary but is within the land ownership of the existing house as outlined on the Location Plan and rights of discharge will need to be included in the deeds.
- 7.2. A maintenance plan is provided which is acceptable for a single dwelling development.

8. Suggested conditions / Overcoming the objection

- 8.1. The following condition is proposed to control the technical design and implementation of the sustainable drainage system.

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 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. Infiltration testing strictly in accordance with BRE DG 365 or Ciria R156 Guidance,
- 4. Impermeable area plan,
- 5. Calculations modelling the surface water drainage network for the following storm events: a.) 100% Annual Exceedance Probability, b.) 10% AEP + climate change allowance, c.) 3.3% AEP + climate change

allowance, and d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.

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: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

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
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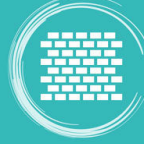
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Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 17 July 2026 14:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/98/26/PL

Please find enclosed our consultants response, no objection subject to condition.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Delivering the right homes in the right places



Supporting our environment to support us



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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 01 July 2026 14:33
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: LU/98/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	LU/98/26/PL
Registered:	30th April 2026
Site Address:	16 Swanbourne Road Littlehampton BN17 6HS
Grid Reference:	502952 103049
Category:	Plan Applicat'n
Description of Works:	Erection of 1 No single storey dwelling with car parking and provision of driveway and car parking for No. 16 Swanbourne Road (resubmission following LU/96/25/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

I am able to inform you that I have received an amendment to the above application dated 16th June 2026 relating to:- Substitute and supplementary drainage documents and plans

If you should wish to make further representations as a result of this amendment, please make any further comment by **16th July 2026**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Kathryn Welch

Planning Case Officer- Arun District Council

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