

## Engineers Comments Regarding Surface Water Drainage

<b>Application Reference:</b>	<b>M/10/26/HH</b>	<b>Reviewer Reference:</b>	ADC/JD/KW/PC
<b>Planning Officer:</b>	Susan Haley	<b>Date of Review:</b>	11/03/2026
<b>Site Name:</b>	5 Shaw Close Middleton-on-sea PO22 7TQ		
<b>Application Description:</b>	Proposed single storey extensions to front and rear, internal alterations, roof extension and loft conversion to semi detached bungalow.		
<b>Assessment Number:</b>	1 of 1		

Policy and Guidance Information
<p>Arun District Council Surface Water Drainage Guidance (including design checklists) - <a href="https://www.arun.gov.uk/surfacewater">https://www.arun.gov.uk/surfacewater</a></p> <p>Land Drainage Consent – <a href="https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-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/</a></p> <p>Arun District Council Land Drainage Byelaws - <a href="https://www.arun.gov.uk/byelaws/">https://www.arun.gov.uk/byelaws/</a></p> <p>Arun District Council surface water pre-commencement conditions - <a href="https://www.arun.gov.uk/planning-pre-commencement-conditions">https://www.arun.gov.uk/planning-pre-commencement-conditions</a></p> <p>The National Standards for SuDS - <a href="https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds">https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds</a></p> <p>The SuDs Manual [C753] by CIRIA</p>

Response	Objection

References
<p>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.</p> <p>The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.</p> <p>This consultation has been primarily informed by the NSfS and The SuDS Manual.</p>

## 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	<b>Objection</b>
2. Interception drainage	Insufficient	<b>No objection subject to conditions</b>
3. Extreme Rainfall and Flooding	Insufficient	<b>Objection</b>
4. Water Quality	Insufficient	<b>No objection subject to conditions</b>
5. Amenity	Insufficient	<b>No objection subject to conditions</b>
6. Biodiversity	Insufficient	<b>No objection subject to conditions</b>
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	<b>No objection subject to conditions</b>

## Reviewed Plans

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

### - Design Statement

## Consultation comments to the planning officer

### 0. General

Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development.

### 1. Runoff destination

Very little information regarding the proposed surface water runoff location, as required by Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS), has been provided. Infiltration to a soakaway is proposed which is the second highest priority discharge location after water re-use. This would be acceptable however, no evidence to prove infiltration is a viable solution has been submitted. As insufficient evidence has been submitted to demonstrate how the applicant intends to drain surface

water, we are unable to assess whether the proposed development would increase flood risk. It is the responsibility of the applicant or their drainage designer to provide this evidence. For this reason, **we object** to the proposal, as the submission of such evidence may affect the scale and layout of the development.

To support an infiltration-based design, winter groundwater monitoring must be undertaken to confirm that a minimum of one metre of unsaturated ground can be maintained between the base of the soakaway or infiltration structure and the peak groundwater level. Ground conditions and infiltration potential in Middleton-On-Sea are highly variable. While infiltration may be feasible in some areas, others experience high groundwater levels or poor infiltration rates that render it unviable. This must be robustly demonstrated by the applicant.

Even where infiltration is viable, space to locate SuDS features are constrained on this site due to the extremely small rear garden to be retained. This is important as the proposed development limits where an infiltration feature can be located. Soakaways must be at least 5m from buildings and highways. The block plan indicates that the building will be approximately 500mm from the boundary at the east, and 5.4m from the boundary at the south; the remaining measurement of the rear garden from the existing dwelling would only be 5.1m in depth. This would leave insufficient space for a soakaway. Indeed, the proposed extensions may disrupt existing soakaways, which have not been assessed for the purposes of this submission. If the existing drainage of the property or neighbouring properties is disrupted and there is no space for an alternative, then flood risk will be increased.

If infiltration is not viable, then alternative sustainable means of draining the site are summarised as follows:

1. Water reuse – not proposed but will not provide a full design solution and can be secured via condition.
2. Infiltration – not investigated.
2. To a watercourse – none available.
3. To a surface water sewer – none available.
4. To a highway drainage system – none available according to our records.
5. To a combined sewer – none available.

It is essential that each discharge destination is considered in strict priority order, with higher priority options fully explored and demonstrably exhausted before progressing to lower priority alternatives. Robust evidence must be provided to discount a higher priority destination.

**Surface water must not be discharged into the foul sewer.** The foul sewer is not a recognised disposal location in the Standard 1 of the NSfS. It is important to recognise that combined sewers are intentionally designed to take both foul and surface water runoff. Even if the foul sewer has the capacity to accommodate additional flows or has an element of surface water already in it, it is not considered combined.

It is demonstrated that if infiltration is later found not to be viable, then the applicant has not submitted, and we are not aware of, a compliant alternative disposal destination for surface water.

The application site is in the Lidsey Wastewater Treatment Catchment Area. This catchment is the subject of a surface water management plan due in part to the recognised history of foul sewer flooding.

2. Interception drainage

Interception features should be included within the SuDS design, as no details have been provided then we are unable to assess this information. However, in recognition that the National Planning Policy Framework states that SuDS should be proportionate to the nature and scale of the proposal we are willing to accept that the following interception features can demonstrate compliance without further detailed assessment.

- Infiltration features designed to meet extreme rainfall standards.
- Water butts or other means of reuse that are not designed for regular daily demand attached to all new downpipes.
- Raingardens and bioretention features attached to all new downpipes.
- Permeable surfacing.

These features will not affect the scale or layout of development and as such can be secured by condition.

3. Extreme rainfall and flooding

At present, no modelling or supporting evidence; such as ground investigations or drainage plans have been submitted for engineering assessment. In the absence of this evidence, we cannot assess if flood risk will be increased by the surface water drainage of the proposed development. Therefore, this application does not accord with the NPPF as set out above.

4. Water quality

Insufficient evidence of water quality benefits has been provided, and as such, Standard 4 of the NSfS has not been met. However, the submission of this evidence is unlikely to affect the scale or layout of the development. Therefore, we do not object to the proposal on these grounds, subject to a condition securing the provision of details demonstrating water quality benefits.

5. Amenity

Insufficient amenity benefits arising from the proposed SuDS have been identified, and therefore Standard 5 of the Systems NSfS has not been met. However, the submission of such evidence is unlikely to affect the scale or layout of the development. Accordingly, we do not object to the proposal on these grounds, subject to a condition securing details of amenity benefits.

6. Biodiversity

Insufficient biodiversity benefits arising from the proposed SuDS have been identified, and therefore Standard 6 of the Systems NSfS has not been met. However, the submission of such evidence is unlikely to affect the scale or layout of the development. Accordingly, we do not object to the proposal on these grounds, subject to a condition securing details of biodiversity benefits.

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

Insufficient information regarding the construction, operation and maintenance of the SuDS system, and therefore Standard 8 of the Systems NSfS. However, in the absence of significant existing trees which could impact the scale and layout and location of SuDS features, most elements of this standard can normally be secured via condition. The submission of a Management and Maintenance Plan is unlikely

to affect the scale or layout of the development. Accordingly, we do not object to the proposal on these grounds, subject to a condition securing the detailed surface water drainage design.

8. Overcoming the objection

As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

**The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.**

If you are minded to allow the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection. Please do not allow the applicant to submit further documents without prior discussion as to whether it will be possible for these to be assessed or influence your determination.

**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

[REDACTED]

[REDACTED]

[REDACTED]








[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://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>

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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:** Joe Dixon <Joe.Dixon@arun.gov.uk>  
**Sent:** 12 March 2026 15:54  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>; Susan Haley <Susan.Haley@arun.gov.uk>  
**Cc:** Kathryn Welch <Kathryn.Welch@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: M/10/26/HH

Hi,  
Please find our consultation attached, an objection.

This has been checked over by Paul.

Many thanks,  
**Joseph Dixon**  
Flood Risk and Drainage Engineer Assistant, Coastal Engineers and Flood Prevention

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 06 March 2026 10:19  
**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>  
**Subject:** Planning Consultation on: M/10/26/HH

To: **Engineers (Drainage)**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

**Town & Country Planning Act 1990 (as amended)**

**Town & Country Planning (Development Management Procedure) (England) Order 2015**

### Planning Permission for Works or Extension to a Dwelling

**Application No:** M/10/26/HH  
**Registered:** 4th March 2026  
**Site Address:** 5 Shaw Close Middleton-on-sea PO22 7TQ  
**Grid Reference:** 498009 100139  
**Description of Works:** Proposed single storey extensions to front and rear, internal alterations, roof extension and loft conversion to semi detached bungalow.

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 11th April 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.

When the appeal relates to a householder application there will be no opportunity to make further comments.

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

Yours sincerely

Susan Haley

Planning Officer- Arun District Council

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Email: [susan.haley@arun.gov.uk](mailto:susan.haley@arun.gov.uk)

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