

Engineers Comments Regarding Surface Water Drainage

Application Reference:	M/44/26/DOC	Reviewer Reference:	ADC/KW
Planning Officer:	Hebe Smith	Date of Review:	05/08/2026
Site Name:	86 Ancton Way, Elmer		
Application Description:	Approval of details reserved by condition under M/20/26/PL relating to condition 3- Surface Water Drainage.		
Assessment Number:	1 of 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 3: No objection, recommend discharge of condition.
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	Compliant	No Objection
2. Interception drainage	Compliant	No Objection
3. Extreme Rainfall and Flooding	Compliant	No Objection
4. Water Quality	Compliant	No Objection
5. Amenity	Compliant	No Objection
6. Biodiversity	Compliant	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:

- **Management of Surface Water Runoff Version 3 March 2026.**

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 3:

- **Management of Surface Water Runoff Version 3 March 2026.**

Condition wording

Condition 3 is worded as follows:

Prior to the construction of any of the development hereby approved, including the installation of new surface water drainage infrastructure, full details of the proposed surface water drainage system shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall demonstrate compliance with the National Standards for Sustainable Drainage Systems (SuDS), shall consider the surface water drainage hierarchy in full, and shall incorporate opportunities for amenity and biodiversity enhancement within the drainage design where feasible. The full details submitted for approval shall include:

1. Sufficient Groundwater monitoring over an appropriate period.
2. Sufficient infiltration testing strictly in accordance with BRE DG 365 or similar approved, and at an appropriate time.
3. Details of the proposed method and location of surface water disposal.
4. Impermeable area plan.
5. Calculations modelling the surface water drainage network for the following storm events: a. 100% Annual Exceedance Probability (AEP), b. 10% AEP + climate change allowance, c. 3.3% AEP + climate change allowance, d. 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.
6. Detailed drainage plans conforming to Local Planning Authority guidance.
7. Specifications for all surface water drainage components and associated infrastructure.
8. Any other relevant information in accordance with Local Planning Authority guidance.

The system shall then be constructed in accordance with the approved plans and details. The surface water drainage system shall remain in good working order for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

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

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Summary and Recommendation:

Condition 3: **No objection.**

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:					
Condition Number:					
Comment Number					
1.	None.				
2.					
3.					
4.					
5.					
6.					

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.

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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

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