

Engineers Comments Regarding Surface Water Drainage

Application Reference:	M/47/26/HH	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Jonny Cooper	Date of Review:	28/08/2026
Site Name:	159 Middleton Road Middleton-on-sea PO22 6DF		
Application Description:	Two storey side extension with front and rear dormers, new front porch, installation of new car port, and alterations to fenestration, following the demolition of existing front extension and hut.		
Assessment Number:	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	Objection
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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 (Chapter 18). 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Objection
2. Interception drainage	Compliant	Further information
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Insufficient	No objection subject to conditions
5. Amenity	Insufficient	No objection
6. Biodiversity	Insufficient	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	No objection

Reviewed Plans

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

-Water Management Plan.

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- N/A

Consultation comments to the planning officer

0. General

- 0.1. The application is for householder development comprised of a new external garage which will increase the drained area at the site. The works are not permitted development and therefore sustainable drainage proportionate to the nature and scale of the proposal is required by NPPF Section F8(1).
- 0.2. The site is not at significant risk of flooding from external sources as indicated by our datasets and no further information on external flood risk is not required.
- 0.3. No Drainage Statement is submitted with the planning application but the drainage strategy is shown on the 'Water Management Plan'

1. Runoff destination

- 1.1. The Water Management Plan drawing shows rainwater harvesting with an overflow to a crate soakaway. The proposed underground water tank and water butts are sufficient to address the water reuse priority.
- 1.2. The proposed method of disposal of surface water is discharged to ground via infiltration but no ground investigation is provided to prove feasibility and no other alternative means of disposal is demonstrated to be feasible.
- 1.3. Guidance on ground investigation to support proposals to discharge to ground via infiltration is provided on Arun DC web pages here: <https://www.arun.gov.uk/surfacewater>.
- 1.4. The runoff destination is not currently in accordance with the requirements of the NSfS Standard 1. Therefore, we **object** to the application.

2. Interception drainage

- 2.1. Interception drainage is currently provided by the proposed strategy to discharge rainwater to ground. The proposal will need to be reviewed if the runoff destination is not feasible.
- 2.2. If infiltration is not feasible it may be necessary to provide some form of evapotranspiration provision to address interception drainage. This may be able to be achieved through SuDS planters or similar for the relatively small area of increased drained area.

3. Extreme rainfall and flooding

- 3.1. The Water Management Plan drawing shows rainwater harvesting with an overflow to a crate soakaway. The soakaway would need to be assumed to be full in order to cater for extreme rainfall.
- 3.2. No calculations are provided for the drainage system to demonstrate feasibility and accordance with sustainable drainage standards. The additional area should be attenuated, or the infiltration feature sized to accommodate large return period storms.
- 3.3. The drained areas should be clarified and runoff for the drained area should be calculated for the design storm based upon up to date rainfall data. Guidance is provided on ADC webpages - <https://www.arun.gov.uk/surfacewater>.
- 3.4. Management of extreme rainfall is not currently in accordance with the requirements of the NSfS Standard 3. Therefore, we **object** to the application.

4. Water quality

- 4.1. No assessment for water quality is provided with the application and water quality mitigation is not currently incorporated into the design.
- 4.2. However, there is no new trafficked areas shown on the layout and measures to mitigate runoff from roof areas can be integrated at technical design stage.

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. A maintenance plan for the drainage system has not been submitted but the site is within a single ownership and management and this aspect can be addressed as part of the technical design.

8. Suggested conditions / Overcoming the objection

- 8.1. 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.
- 8.2. 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.**
- 8.3. 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

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 28 August 2026 16:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Susan Haley <Susan.Haley@arun.gov.uk>
Subject: RE: Planning Consultation on: M/47/26/HH

Please find enclosed our consultants response, an objection.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 August 2026 11:06

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To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: M/47/26/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/47/26/HH
Registered:	17th August 2026
Site Address:	159 Middleton Road Middleton-on-sea PO22 6DF
Grid Reference:	497230 100432
Description of Works:	Two storey side extension with front and rear dormers, new front porch, installation of new car port, and alterations to fenestration, following the demolition of existing front extension and hut.

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 September 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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