

Engineers Comments Regarding Surface Water Drainage

Application Reference:	M/48/26/HH	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Silvie Steiningerova	Date of Review:	24/08/2026
Site Name:	16 Sea Way Middleton-on-sea PO22 7SA		
Application Description:	Proposed Garage		
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	No objection subject to 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	No Objection
2. Interception drainage	Compliant	No Objection
3. Extreme Rainfall and Flooding	Compliant	No objection subject to condition
4. Water Quality	Compliant	No objection subject to condition
5. Amenity	Compliant	No Objection
6. Biodiversity	Compliant	No Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	No objection subject to condition

Reviewed Plans

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

-Flood risk assessment AEG11457_PO22_MiddletonOnSea_07 dated 29/07/2026

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

-Flood risk assessment AEG11457_PO22_MiddletonOnSea_07 dated 29/07/2026

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 risk of surface water flooding. The site is within a future flood risk zone and a Flood Risk Assessment is submitted with the planning application. The Environment Agency should be consulted to advise on flood risk from main rivers and seas.
- 0.3. The Flood Risk Assessment includes the sustainable drainage strategy.
- 0.4. We note the previous application for a garage in front of the property under M/29/26/HH and our comments on that application.

1. Runoff destination

- 1.1. The proposals include a water butt which is suitable for small scale residential irrigation and is proportionate to the nature and scale of development.
- 1.2. We accept from knowledge of the previous application that the site is not suitable for discharge to ground via infiltration. The proposed solution of restricted discharge to the surface water sewer is therefore acceptable.

2. Interception drainage

- 2.1. Interception drainage provided by a green-roof covering the whole garage area is acceptable.

3. Extreme rainfall and flooding

- 3.1. The green-roof incorporates attenuation and has a flow control device incorporated into the outlet.
- 3.2. The proposed peak outflow rate of 0.3 litres per second is proportionate to the nature and scale of development and is acceptable. Calculations are provided which demonstrate the green-roof will accommodate the design storm without flooding. The positioning of attenuation at roof level removes the risk of inundation from external flood water.
- 3.3. Preliminary designs and mitigation for extreme rainfall and flooding are acceptable subject to confirmation of the technical design which can be the subject of a planning condition.

4. Water quality

- 4.1. Water quality is provided by the green-roof and is acceptable subject to technical design.

5. Amenity

- 5.1. Amenity value is provided by the green-roof and is proportionate to the nature and scale of development.

6. Biodiversity

- 6.1. Biodiversity value is provided by the green-roof and is proportionate to the nature and scale of development.

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

- 7.1. There are no concerns regarding the proposed design.

7.2. A Maintenance Plan is not included within the drainage report. However, the drainage system would be under a single (Householder) ownership and maintenance information can be provided as part of the technical design.

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 and the successful long term management and maintenance of the 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 and details conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Impermeable area plan,
4. 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,
5. A Maintenance Plan for the drainage system.

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

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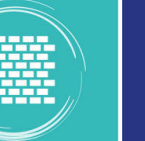
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 August 2026 14:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Subject: RE: Planning Consultation on: M/48/26/HH

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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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 14 August 2026 12:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: M/48/26/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/48/26/HH
Registered: 13th August 2026
Site Address: 16 Sea Way Middleton-on-sea PO22 7SA
Grid Reference: 497118 99878
Description of Works: Proposed Garage.

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

Silvie Steiningerova

Planning Officer- Arun District Council

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