

Engineers Comments Regarding Surface Water Drainage

Application Reference:	M/49/26/HH	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Susan Haley	Date of Review:	07/09/2026
Site Name:	108 Elmer Road Middleton-on-sea PO22 6LJ		
Application Description:	Single storey rear extension, following demolition of front and rear conservatories.		
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
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	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	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	

Reviewed Plans

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

- Lidsey Wastewater Catchment Drainage Impact Statement
- Location, site and block plan

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- None required to be specified for drainage matters.

Consultation comments to the planning officer

0. General

- 0.1. The application is for householder development which will not increase the drained area at the site. Therefore the development will not affect drainage on or off the site and in accordance with NPPF Section F8 does not require sustainable drainage.
- 0.2. The development is 'minor development' in terms of flood risk planning but the site is within a future year flood zone for tidal flooding as indicated by the Flood Map for Planning dataset. The Environment Agency should be consulted to advise on flood risk from main rivers and seas.
- 0.3. There is limited surface water flood risk to the front of the site from the street, which would not affect the area of works / the property and we do not require any further assessment.

1. Runoff destination

- 1.1. There is no increase to the drained area and the reuse of existing runoff connections is acceptable.
- 1.2. No connection to the foul sewer is acceptable for either the existing or proposed discharge of surface water runoff.**

2. Interception drainage

- 2.1. The reuse of existing runoff connections is acceptable. Interception drainage is not required.

3. Extreme rainfall and flooding

- 3.1. The reuse of existing runoff connections is acceptable. Attenuation of extreme rainfall is not required.

4. Water quality

- 4.1. Water quality mitigation is not required.

5. Amenity

- 5.1. Amenity value delivered through the drainage system is not required.

6. Biodiversity

- 6.1. Biodiversity enhancement delivered through the drainage system is not required.

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

- 7.1. We have no planning requirements for the design of the drainage alteration, which will be reviewed as part of building regulations approvals.

8. Suggested conditions / Overcoming the objection

- 8.1. No planning conditions required.

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]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 21 September 2026 13:11
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/49/26/HH

Please find enclosed our consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 19 August 2026 09:19

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

Subject: Planning Consultation on: M/49/26/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/49/26/HH
Registered: 18th August 2026
Site Address: 108 Elmer Road Middleton-on-sea PO22 6LJ
Grid Reference: 498174 100117
Description of Works: Single storey rear extension, following demolition of front and rear conservatories.

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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Email: susan.haley@arun.gov.uk

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