

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/101/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Davis	Date of Review:	07/08/2026
Site Name:	Parcel Of Land 254 Pagham Road Pagham PO21 3PY		
Application Description:	Approval of details reserved by condition under P/178/21/OUT (Appeal ref: APP/C3810/W/22/3302023) relating to condition 13- Watercourses		
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	Condition 13: Further information required
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	
3. Extreme Rainfall and Flooding	Compliant	No objection
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Further Information

Reviewed Plans

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

- Site Location Plan. Drg no. SL/BHPAGHAMROAD.2-0001 Rev T2
- Ditch cross and longsection. Drg no. SL/BHPAGHAMROAD.2-0002 Rev T1
- Main drainage layout sheet 2 of 4. Drg no. SL/BHPAGHAMROAD.2-1021 Rev T4
- Main drainage layout sheet 3 of 4. Drg no. SL/BHPAGHAMROAD.2-1022 Rev T4
- Main drainage layout sheet 4 of 4. Drg no. SL/BHPAGHAMROAD.2-1023 Rev T4
- SUDs profiles. Drg no. SL/BHPAGHAMROAD.2-1260 Rev T5
- SUDs Profiles - Outfall headwall. Drg no. SL/BHPAGHAMROAD.2-1261 Rev T1
- MAIN DRAINAGE LAYOUT SHEET 1 OF 4 Rev C2
- EXISTING CULVERT REMEDIAL WORKS DRAWING Rev P2
- Appendix U - CCTV Survey
- Flood Risk Assessment. Ref 10821 FRA01 Rv2. 14.12.2021. PART 1
- Flood Risk Assessment. Ref 10821 FRA01 Rv2. 14.12.2021. PART 2

-SW Network calcs. 21.04.2026
-ADC letter regarding P/22/26/DOC 13.05.2026

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 13:

- N/A

Condition wording

Condition 13 is worded as follows:

"No development shall commence until details have been submitted to and approved in writing by the local planning authority for any proposals to discharge flows to watercourses, or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted that will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. We note the previous application under P/22/26/DOC and our comments on that application, which are repeated in the comments tracker for continuity.

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

Application Reference: P/101/26/DOC Site Name: Parcel Of Land 254 Pagham Road Pagham PO21 3PY	Initial Issue Date: 07/08/2026 Issue Date: 07/08/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 13: **Further information required**

	ADC Drainage Comments	ADC Drainage Comments	ADC Drainage Comments		
Date:	13/03/2026	13/04/2026	07/08/2026		
Condition Number: 13					
Comment Number					
1.	Please provide confirmation of OWC consent. Designer Response 31/03/2026 (P/22/26/DOC) West Sussex County Council as the LLFA have confirmed that OWC is not required. This is evidenced in paragraph 4.9 and Appendix Z of the report.	In the case of no requirement for OWC, consent will be required under Arun Land Drainage Byelaws. Confirmation of approval will need to be submitted with the resubmission. Forms and guidance notes can be found on ADC webpages here; Land drainage byelaws for landowners Arun District Council	Repeat comment, where OWC is not required from the County Council, consent will still be required under Arun Land Drainage Byelaws. Confirmation of approval should be submitted with the application to discharge C13. Forms and guidance notes can be found on ADC webpages here; Land drainage byelaws for landowners Arun District Council		
2.	Note - This condition cannot be discharged before Condition 12. Designer Response 31/03/2026 (P/22/26/DOC) Noted, no action required.		Condition 12 is discharged, comment closed.		

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.

Arun District Council, Civic Centre, Maltravers Rd
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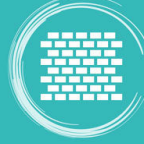
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 11 August 2026 15:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: P/101/26/DOC

Please find enclosed our consultants response, further information required.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 29 July 2026 16:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: P/101/26/DOC

To: **Engineers (Drainage)**

1

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/101/26/DOC
Registered: 24th July 2026
Site Address: Parcel Of Land 254 Pagham Road Pagham PO21 3PY
Description of Works: Approval of details reserved by condition under P/178/21/OUT (Appeal ref: APP/C3810/W/22/3302023) relating to condition 13- Watercourses

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the 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.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **12th August 2026**.

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.

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

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk