Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/108/25/DOC	**Reviewer Reference:**	ADC/EXT2/D2134/84
Planning Officer:	Jessica Riches	**Date of Review:**	13/11/2025
Site Name:	Land North of Sefter Road & 80 Rose Green Road Pagham		
Application Description:	Approval of details reserved by condition imposed under reference P/49/21/RES relating to condition number 8 - SuDS.		
Assessment Number:	1 0f 2		

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 8 : **Further information required**

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	**No objection**
2. Interception drainage	N/A	**No objection**
3. Extreme Rainfall and Flooding	N/A	**No objection**
4. Water Quality	N/A	**No objection**
5. Amenity	N/A	**No objection**
6. Biodiversity	N/A	**No objection**
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	**No objection**

Reviewed Plans

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

- Sustainable Drainage Scheme (SuDS) safety review Version: Final 20.08.2025

Condition wording

Condition 8 is worded as follows:

None of the dwellings in any Phase (as shown on the 2038_141 Open Space Phasing Plan) shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) to the design of the SuDS features within areas of Public Open Space. The submission shall include details of any physical changes if necessary, such as boundary treatments, for approval in writing by the Local Planning Authority prior to occupation. Reason: In

the interests of amenity and safety in accordance with policies D DM1 and OSR DM1 of the Arun Local Plan.

Consultation comments to the planning officer

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

2. Whilst the findings of the RoSPA safety review and as expect and applicant must ensure the recommendations on page 6 & 7 are actioned and signed off to enable the certificate to be issued. Once the certificate is provided this condition will be discharged.

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/108/25/DOC Site Name: Land North of Sefter Road & 80 Rose Green Road Pagham	Initial Issue Date: 13/11/2025 Issue Date: 13/11/2025 Reviewer Reference: ADC/EXT2/D2134/84

Summary and Recommendation:

Condition 8: **Further information required**

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: 8 SuDS.					
Comment Number					
1.					
2.					

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.

[redacted]

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 November 2025 11:04
To: Planning Scanning
Subject: FW: Planning Consultation on: P/108/25/DOC
Attachments: P-108-25-DOC North of Sefter Road.docx

Drainage Engineers response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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

To register to receive notifications of planning applications in your area please go to https://www1.arun.gov.uk/planning-application-finder

---

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 14 November 2025 10:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: P/108/25/DOC

Hi Jessica,

Find the consultation response – an objection – attached. Apologies for the delay in response.

I am submitting this consultation on behalf of Paul, our Principal Drainage Engineer. It has been completed by one of our external consultants.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk
[redacted]

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

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 05 September 2025 10:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: P/108/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	**P/108/25/DOC**
Registered:	3rd September 2025
Site Address:	Land North of Sefter Road & 80 Rose Green Road Pagham
Description of Works:	Approval of details reserved by condition imposed under reference P/49/21/RES relating to condition number 8 - SuDS.

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 **19th September 2025.**

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

Jessica Riches

Planning Case Officer- Arun District Council

Telephone: 01903 737852

Email: jessica.riches@arun.gov.uk

PLCONDOC (ODB) 2020