

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/174/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hannah Kersley	Date of Review:	08/01/2025
Site Name:	Hook Lane Pagham, Nyetimber Arun PO21 3PB		
Application Description:	Approval of details reserved by condition imposed under P/149/23/S73 relating to Condition 9 Part C - Surface Water Scheme.		
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 9 (part C): No objection
-----------------	---

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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

Reviewed Plans

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

- PROPOSED SITE PLAN 2324_005 REV G
- ARUN DRAINAGE CHECKLIST
- RESPONSE TO PLANNING COMMENTS INCLUDING CALCULATIONS REV F
- APPENDIX A-K, uploaded in 11 parts via public planning portal

Condition wording

Condition 9 (**Part C**) is worded as follows:

"A) Development within land identified as Bellway Parcel within the Hook Lane Parcel Plan Rev L shall proceed in strict accordance with the approved details under planning reference P/120/22/DOC, unless otherwise submitted to and approved in writing by the Local Planning Authority.

B) Development shall not commence, other than works of site survey and investigation, on land identified as Vistry Parcel within the Hook Lane Parcel Plan Rev L until full details of the proposed surface water drainage scheme for that land have been submitted and approved in writing by the Local Planning Authority.

C) Development shall not commence, other than works of site survey and investigation, on land identified as Care Home within the Hook Lane Parcel Plan Rev L until full details of the proposed surface water drainage scheme for that land have been submitted and approved in writing by the Local Planning Authority.

The design of the surface water drainage scheme should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving an individual property/building has been implemented in accordance with the agreed details and the details so agreed, and shall be maintained in good working order in perpetuity.

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. This is required to be a precommencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. Please note we have included comments and responses from previous applications for discharge of the same condition and removed those previously closed out.
3. Note surface water drainage Maintenance and Management Plan required separately by Condition 11.

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/174/25/DOC Site Name: Hook Lane Pagham, Nyetimber Arun PO21 3PB	Initial Issue Date: 08/01/2025 Issue Date: 08/01/2025 Reviewer Reference: ADC/EXT5/AF
---	---

Summary and Recommendation:

Condition 9C: **No objection**

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	ADC Drainage Comments	Designer Response	ADC Drainage Comments
Date:	12/07/2024	30/10/2025	18/12/2025	22/12/2025	08/01/2025
Condition Number: 9C					
Comment Number					
1 (Formally 5)	ADC Comments 12/07/2024 The design proposals should clearly demonstrate its relationship with the surrounding Bellway's development, especially as its proposing to connect to a surface water manhole provided within that development. In addition, confirmation of acceptance of these flows, based on the proposed contributing areas from this development should be provided Designer Response 18/07/2024 This was provided in Rev. A	ADC Comments 30/10/2025 The information provided in Appendix E indicates that the peak discharge from the site should be restricted to 1.89l/s whilst the proposals are to discharge at 2l/s. Whilst this is "only" 0.11l/s" increase it is important to ensure that the downstream network can accommodated this increase peak discharge into their system and therefore please provided confirmation of acceptance of this increased discharge	The calculations in Appendix B dated 07/11/2025 still appear indicate 2l/s outflow at outfall MH02.05 for the M100 +45% event. Please review and resubmit accordingly.	Submitted as -RESPONSE TO PLANNING COMMENTS INCLUDING CALCULATIONS REV F	Planning Response – Rev F Appendix B calculations acceptable. Comment closed.

	calculations. See Appendix E.	Designer Response 12/12/2025 We have appended revised calculations in Appendix B and drawings showing the 1.89 l/s and not 2 l/s as requested.			
--	-------------------------------	--	--	--	--

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]

[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>

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
---	--	--	--	---	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 12 January 2026 10:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Planning Consultation on: P/174/25/DOC

Please find enclosed our consultants response.

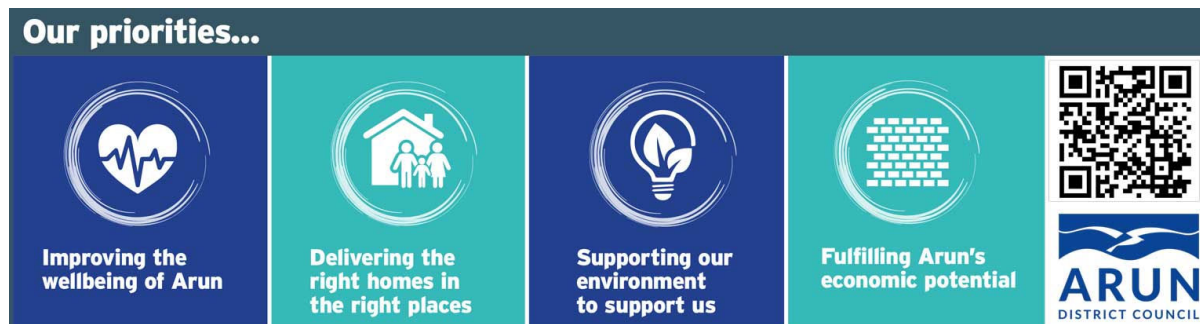
Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk

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: 23 December 2025 08:04

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

Subject: Planning Consultation on: P/174/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/174/25/DOC

Registered: 22nd December 2025

Site Address: Hook Lane Pagham, Nyetimber Arun PO21 3PB

Description of Works: Variation of condition 13 imposed under P/30/19/OUT (which was the subject of a Section 106 agreement) relating to rewording of condition to 'Prior to occupation of the 300th dwelling...'. P/149/23/S73 Conditions(s) 9(c)

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 **9th January 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

Hannah Kersley

Planning Case Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONDOC (ODB) 2020