

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/46/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Jessica Riches	Date of Review:	13/10/2025
Site Name:	Land South of Summer Lane and West of Pagham Road Pagham		
Application Description:	Approval of details reserved by condition imposed under reference P/140/16/OUT relating to condition number 4 - detailed scheme of phasing , condition number 5 - schedule of materials and finishes, condition number 17 - Construction Management Plan and condition number 24 - energy.		
Assessment Number:	2 of 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 4: 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 (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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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. Water Quality	Compliant	No objection
4. 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:

- Land at Pagham Combined Phasing Plan - FHL-CPP-100 Rev. A (July 2025)
- Pagham Site Drainage Phasing Plan FHL-SDPP-001 Rev.F

Condition wording

Condition 4 is worded as follows:

No development shall take place until a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule identifying the order of anticipated commencement and completion within each phase of construction.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a precommencement condition because the phasing of the development needs to be satisfactory before work commences

Consultation comments to the planning officer

1. No further comments and no objection to the drainage phasing plans provided

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

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.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 14 October 2025 09:49
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: P/46/25/DOC
Attachments: P-46-25-DOC South of Summer Lane.docx

Drainage Engineers response

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Planning Receptionist, Planning Department

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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

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 13 October 2025 14:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>; Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: P/46/25/DOC

Hi Jess,

Find the consultation 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

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Delivering the right homes in the right places

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 26 August 2025 11:48
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: P/46/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	P/46/25/DOC
Registered:	16th April 2025
Site Address:	Land South of Summer Lane and West of Pagham Road Pagham
Grid Reference:	488747 98017
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under reference P/140/16/OUT relating to condition number 4 - detailed scheme of phasing, condition number 5 - schedule of materials and finishes, condition number 17 - Construction Management Plan and condition number 24 - energy.

I am able to inform you that I have received an amendment to the above application dated 20th August 2025 relating to: Substitute Drainage Plans.

If you should wish to make further representations as a result of this amendment, please make any further comment by **9th September 2025**.

[Click here to view the application, documents and make further 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.

Yours sincerely

Jessica Riches

Planning Case Officer-Arun District Council

Telephone: 01903 737852

Email: jessica.riches@arun.gov.uk

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