

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/46/25/DOC	Reviewer Reference:	ADC/SB
Planning Officer:	Jessica Riches	Date of Review:	30/07/2025
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:	1 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - <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/> and <https://www.arun.gov.uk/land-drainage-consent/>

Arun District Council surface water pre-commencement conditions - <https://www.arun.gov.uk/planning-pre-commencement-conditions>

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' <https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf>

Response

Condition 4: Objection

Comments

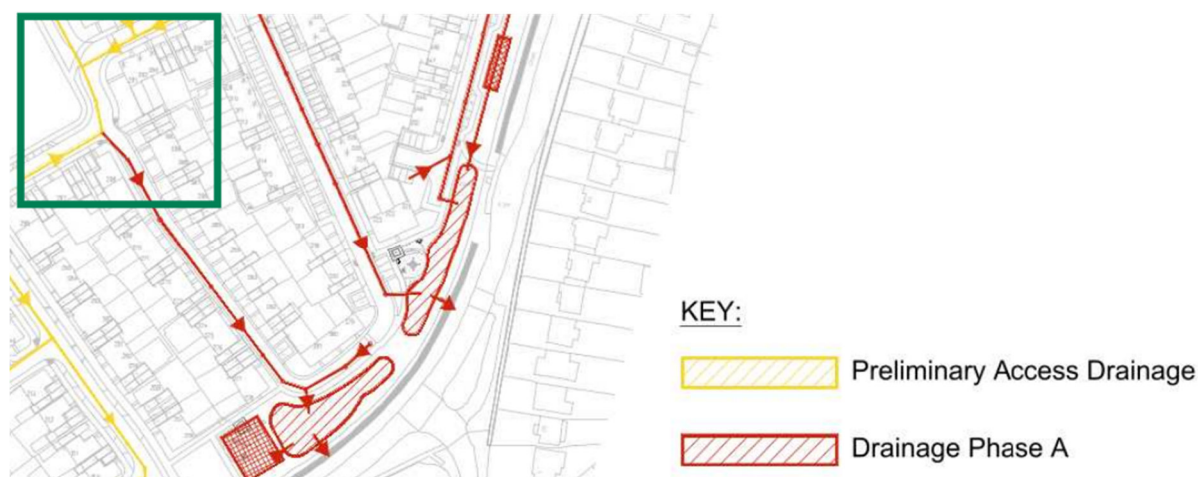
The following documents have been submitted and reviewed to support the application with reference to surface water drainage:

- FHL-SDPP-001 Rev E – Pagham Site Drainage Phasing Plan dated December 2024 Referred to as the **DPP**.
- FHL-SSP-1A Rev A – Land at Pagham Site Phasing Plan Phase 1A, North
- FHL-SSP-1B Rev A – Land at Pagham Site Phasing Plan Phase 1B, South
- FHL-SSP-2A Rev A – Land at Pagham Site Phasing Plan Phase 2A, North
- FHL-SSP-2B Rev A – Land at Pagham Site Phasing Plan Phase 2B, South
- FHL-SSP-3A Rev A – Land at Pagham Site Phasing Plan Phase 3A, North
- FHL-SSP-4 Rev A – Land at Pagham Site Phasing Plan Phase 4

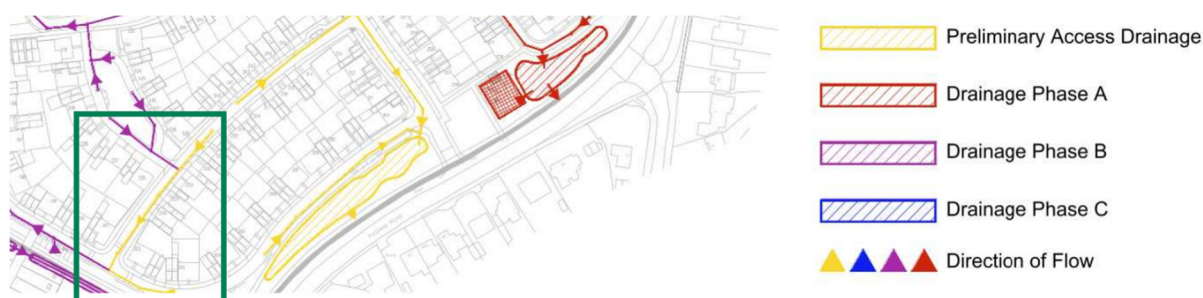
The plans do not demonstrate that surface water drainage will be constructed to serve each phase before it's completion. Each phase of development must be shown to be able to drain without

increasing flood risk onsite or elsewhere. In practice this means that basins (storage) and an outfall must be constructed for each phase before any infrastructure or superstructure (including roads) that needs to be drained. This is the case whether the drainage is temporary or permanent.

The DPP shows that parts of the preliminary access drainage are reliant on later phases drainage network, storage and outfall. Illustrated in two snips below:

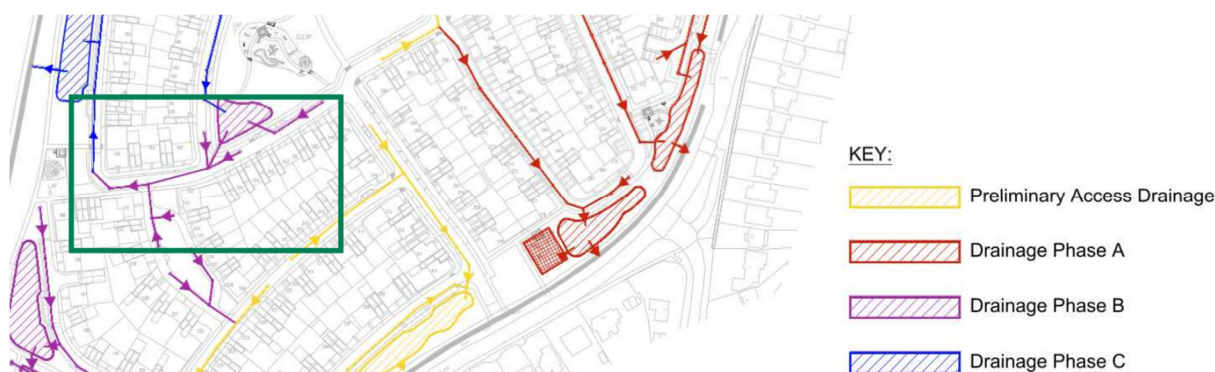


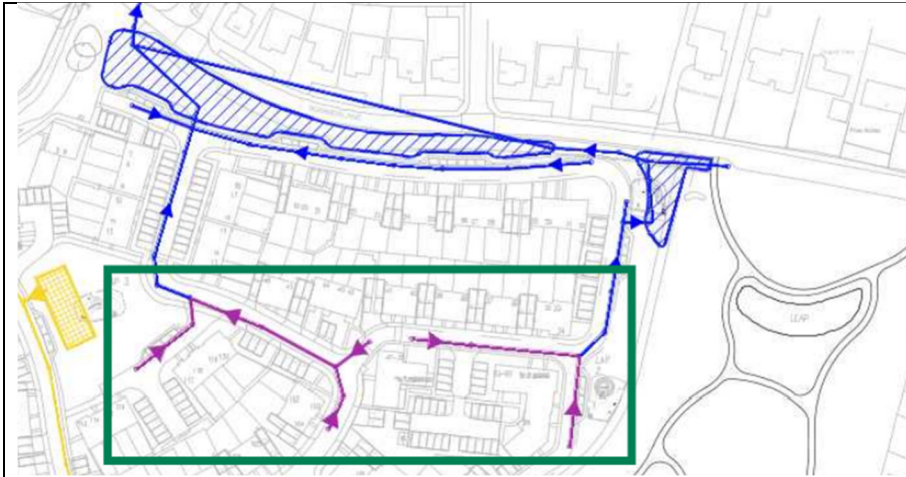
Preliminary access drainage reliant upon Drainage Phase A.



Preliminary access drainage reliant upon Drainage Phase B.

The same plan also shows that two parts of Drainage Phase B are reliant upon the construction of the network, storage and outfall for Drainage Phase C:





Drainage Phase B reliant upon Drainage Phase C.



Drainage Phase A reliant upon Drainage Phase B.

It is unclear why the drainage phases are split between the north and the south. The implication is that both the north and the south will be constructed concurrently with two phases of construction being completed at the same time in different parts of the site. This needs to be clarified, and if the north and south of the site are to be completed in a phased approach then this should be reflected by the plans.

The site phasing plans state that SuDS are to be installed prior to occupation of corresponding phase. This is not acceptable as it could result in significant construction having been completed and inadequately drained as it is not technically occupied. This could lead to an increase in flood risk and pollution during the construction of the site. Temporary drainage to manage flood risk and silt (pollution control) must be constructed prior to any further construction in that phase, then if those temporary drainage features are to be permanent then they must be remediated prior to occupation of the final dwelling in the phase.

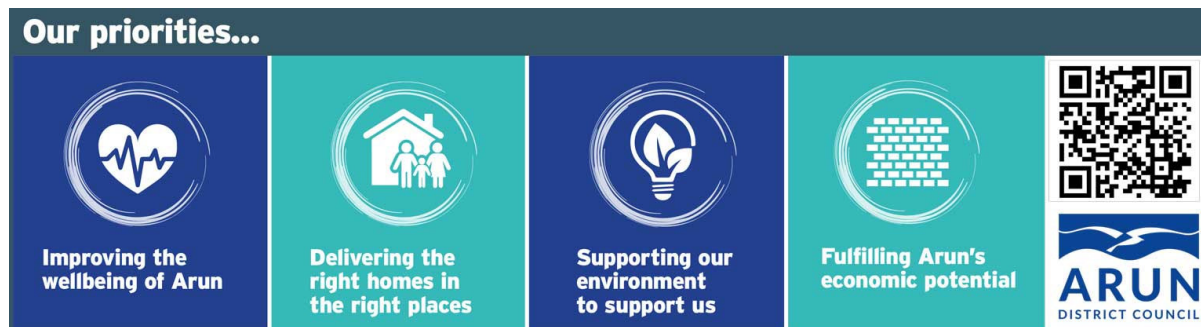
[REDACTED]

Drainage Engineers response

[REDACTED]

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<https://www1.arun.gov.uk/planning-application-finder>



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 30 July 2025 11:51
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/46/25/DOC

Hi Jessica,

Find the consultation for condition 4 – an objection – attached. Apologies for the delay in response.

Kind regards

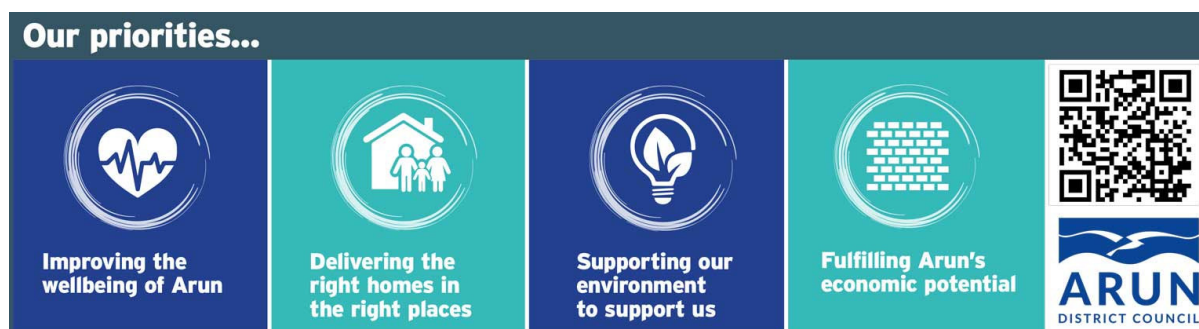
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 30 April 2025 13:04

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

Subject: Planning 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

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.

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 **15th May 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

Mr D Easton

Planning Case Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk