

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/60/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Jessica Riches	Date of Review:	15/08/2025
Site Name:	Land north of Hook Lane Pagham PO21 3PD		
Application Description:	Approval of details reserved by condition imposed under reference P/149/23/S73 relating to condition number 12 (Part B) - SuDS.		
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 12(b): Further information required
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Comments

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' 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.

This consultation has been primarily informed by The SuDS Manual.

Condition 12(b) wording:

"B) Immediately following implementation of the approved SuDS scheme for each drainage design phase agreed under part a) of this condition and prior to occupation of any part of the development within that phase, the developer/applicant shall submit and have approved by the local planning authority as-built drawings of the fully implemented scheme, together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. There shall be no deviation to the approved scheme

other than with the written consent of the Local Planning Authority. The scheme shall thereafter be maintained in perpetuity.”

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

- Drainage Verification Report (dated 15th May 2025, B1531/Hook Lane/SW/NG)

Additional information is required to support the drainage verification report which is important to ensure both the drainage required to accommodate this phase of the development as described in Part A of condition 12 is installed.

Application Reference: P/60/25/DOC Site Name: Land north of Hook Lane Pagham PO21 3PD	Initial Issue Date: 15/08/2025 Issue Date: 15/08/2025 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 12(b): **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:	15/08/2025				
Condition Number: 12					
Comment Number					
1.	This current phase relies on the downstream infrastructure being installed and the condition approved. The CTP SuDS verification report does not provide clarity as to whether the downstream infrastructure has been fully installed and whether this part of the condition has been cleared. From a review of the planning portal it would appear to still be outstanding. Reference should be made to Part A of condition 12 which refers to the catchment which needs to be verified as a whole to support this particular part of the site				
2.	The drawings provided in Appendix A and B are classed as “Asbuilt” drawings. The drawing status on both the Withers Design and Brookbanks drawings are all “Construction” status and do not appear to be as-built. As built drawings need to be provided, or confirmation from the Contractor or Developers that these drawings are “as-built” for records				
3.	The CCTV survey provided appears incomplete with extents from S215-S220 missing.				
4.	The CTP SuDS verification report seeks to address as-built information for 88no.units but from the extent of as-built information as well as as-built photos it is not clear whether all this drainage infrastructure and plots have been completed. We would advise that the applicant provides a clear schedule of the plots which are completed with associated drainage installed as well as provide a further statement from the contractor confirming installation of drainage.				

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.

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



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 Improving the wellbeing of Arun	 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: 18 August 2025 12:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: RE: Planning Consultation on: P/60/25/DOC

Please find enclosed our external consultants response.

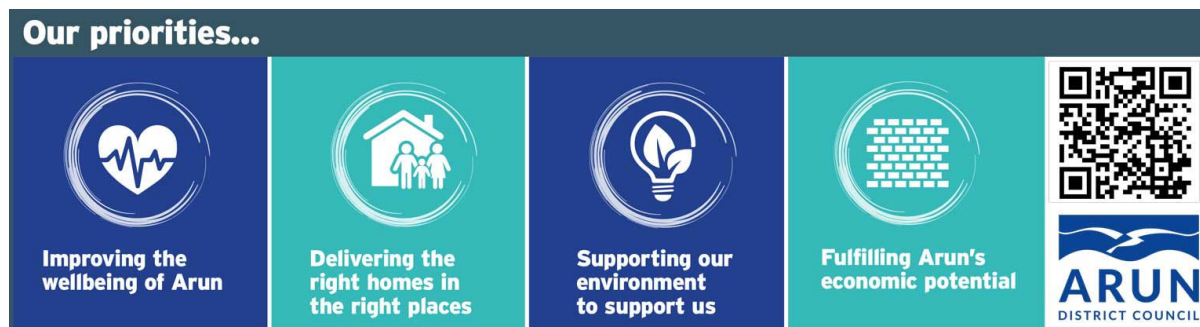
Regards

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Tuesday, May 20, 2025 11:48:32 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: P/60/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/60/25/DOC
Registered: 19th May 2025
Site Address: Land north of Hook Lane Pagham PO21 3PD
Description of Works: Approval of details reserved by condition imposed under reference P/149/23/S73 relating to condition number 12 (Part B) - 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 **4th June 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

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Email: jessica.riches@arun.gov.uk

PLCONDOC (ODB) 2020