

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/67/26/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Simon Brooksbank	Date of Review:	10/07/2026
Site Name:	Land South of Summer Lane and West of Pagham Road Pagham		
Application Description:	Approval of details reserved by condition imposed under P/140/16/OUT relating to conditions 10-surface water drainage and 11-maintenance and management of surface water drainage.		
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 10: Further information required Condition 11: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Insufficient	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	Insufficient	Objection

Reviewed Plans

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

- TOPOGRAPHICAL SURVEY WITH CONTOURS SHEET 1 OF 11 000-BPC-WD-ZZ-D-C-100 REVB, uploaded in 11 parts via public planning portal
- CONSTRAINTS PLAN SHEET 1 OF 11 000-BPC-WD-ZZ-D-C-110 REVB. Uploaded in 11 parts via public planning portal
- GENERAL ARRANGEMENT SHEET 1 OF 11 000-BPC-WD-ZZ-D-130 REVB, uploaded in 11 parts via public planning portal
- DRAINAGE DESIGN SHEET 1 OF 11 000-BPC-WD-ZZ-D-C-140 REVD, uploaded in 11 parts via public planning portal
- SECTION 104 MANHOLE SCHEDULE SHEET 1 000-BPC-WD-ZZ-D-O-1410 REVD
- PRIVATE MANHOLE SCHEDULE SHEET 1 000-BPC-WD-ZZ-D-P-1411
- PRIVATE MANHOLE SCHEDULE SHEET 2 000-BPC-WD-ZZ-D-P-1412

- IMPERMEABLE AREAS SHEET 1 OF 2 BCP-WD-ZZ-D-C-1502 REVC, uploaded in 2 parts via public planning portal
- IMPERMEABLE AREA SCHEDULE SHEET 1 OF 2 BPC-WD-ZZ-D-C-1520
- IMPERMEABLE AREA SCHEDULE SHEET 2 OF 2 BPC-WD-ZZ-D-C-1521 REVA
- IMPERMEABLE AREA SCHEDULE SHEET 2 OF 2 BPC-WD-ZZ-D-C-1521 REVB
- SURFACE FINISHES SHEET 1 OF 11 000-BPC-WD-ZZ-D-C-160 REVD, uploaded in 11 parts via public planning portal
- S104 DETENTION BASINS SHEET 1 OF 13 000-BPC-WD-Z-Z-D-C-2100 REVB, uploaded in 13 parts via public planning portal
- MAINTENANCE PLAN SHEET 1 000-BPC-WD-ZZ-D-C-3100 REVA
- MAINTENANCE SCHEDULE SHEET 2 000-BPC-WD-ZZ-D-C-3101 REVA
- OWC EXISTING SITE PLAN 000-BPC-WD-ZZ-D-P-4200
- OWC PROPOSED SITE PLAN 000-BPC-WD-ZZ-D-P=4201 REVA
- ARUN LAND DRAINAGE CONSENT CROSS SECTIONS 000-BPC-WD-ZZ-D-H-4302 REVA
- OWC WAERCOURSE LONG AND CROSS SECTIONS 000-BPC-WD-ZZ-D-P-4205
- OWC LONG SECTIONS AND SCHEDULE 000-BPC-WD-ZZ-D-P-4204 REVA
- OWC DROSS SECTIONS SHEET 2 OF 2 000-BPC-WD-ZZ-D-H-4203 REVA
- ARUN LAND DRAINAGE BYELAWS CONSENT EXISTING SITE PLAN 000-BPC-WD-ZZ-D-P-4300
- ARUN CONSENT SOUTH PROPOSED SITE PLAN 000-BPC-WD-ZZ-D-2240-4301 REVA
- ARUN LAND DRAINAGE CONSENT CROSS SECTIONS 000-BPC-WD-ZZ-D-H-4302 REVA
- ARUN LAND DRAINGE CONSENT LONG SECTIONS 000-BPC-WD-ZZ-D-P-4304 REVA
- S278/S38 LEGAL AGREEMENT PLAN PHASE 3 SHET 1 000-BPC-WD-ZZ-D-P-5003 REVA
- S104 LEGAL AGREEMENT PLAN SHEET 1 OF 2 000-BPC-WD-ZZ-D-C-6100 REVB
- S104 LEGAL AGREEMENT PLAN SHEET 2 OF 2 000-BPC-WD-ZZ-D-P-6101 REVB
- S104 CONSTRUCTION DETAILS SHEET 1 000-BPC-WD-ZZ-D-C-6102
- S104 CONSTRUCTION DETAILS SHEET 2 000-BPC-WD-ZZ-D-C-6103 REVC
- PRIVATE DRAINAGE DETAILS SHEET 1 000-BPC-WD-ZZ-D-C-6120, uploaded in 3 parts via public planning portal
- WATER MONITORING
- SURFACE WATER MANAGMENT AND MAINTENANCE SCHEDULE
- GROUND INVESTIGATION REPORT GWPR5982/GIR/SEPTEMBER 2024 V1.02
- ASHDOWN SITE INVESTIGATION LIMITED GROUND MONITORING RESULTS WS101 REPORT R18-13402
- ASHDOWN SITE INVESTIGATION LIMITED GROUNDWATER MONITORING RESULTS WS101 REPORT P14405
- TECHNICAL NOTE 003 UPDATE FOR DRAINAGE DESIGN
- DRAINAGE SIMULATION RESULTS, uploaded in 3 parts via public planning portal
- DRAINAGE SIMULATION RESULTS NETWORK DETAILS, uploaded in 9 parts via public planning portal
- BASIN LINER HYDROSTATIC UPLOFT ANALYSIS FOR SOFT CONSTRUCTION (@ BED LEVEL) SYSTEM 10 BASIN S163/S62/S153
- GEOCELLULAR STORAGE TANK HYDROSTATIC UPLOFT ANALYSIS FOR SOFT GROUND SYSTEM 10 TANK S160
- GEOCELLULAR STORAGE TANKHYDROSTATIC UPLOFT ANALYSIS FOR SOFT GROUND SHEET 1 SYSTEM 12 TANK S150
- GEOCELLULAR STORAGE TANK HYDROSTATIC UPLIFT ANALYSIS FOR SOFT GROUND SYSTEM 12 TANK S152
- GEOCELLULAR STORAGE TANK HYDROSTATIC UPLIFT ANALYSIS FOR SOFT GROUND SYSTEM 12 TANK S177
- GEOCELLULAR STORAGE TANK HYDROSTATIC UPLIFT ANALYSIS FOR SOFT GROUND SYSTEM 12 TANK S86

- BASIN LINER HYDROSTATIC UPLOFT ANALYSIS FOR SOFT CONSTRUCTION (@BED LEVEL) SYSTEM 7 BASIN S19
- BASIN LINER HYDROSTATIC UPLIFT ANALYSIS FOR SOFT CONSTRUCTION (@BED LEVEL) SYSTEM 8 BASIN S140
- BASIN LINER HYDROSTATIC UPLIFT ANALYSIS FOR SOFT CONSTRUCTION (@BED LEVEL) SYSTEM 8 BASIN S37
- BASIN LINER HYDROSTATIC UPLIFT ANALYSIS FOR SOFT CONSTRUCTION (@BED LEVEL) SYSTEM 9 BASIN S-6
- SURFACE WATER MANAGEMENT AND MAINTENANCE SCHEDULE
- S278/S38 LEGAL AGREEMENT PLAN PHASE 3 SHT 2 000-BPC-WD-ZZ-D-P-5004 REVA

Plans/Documents to be listed as approved

Condition wording

Condition 10 is worded as follows:

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority, and shall include;

- *The design 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 established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.*
- *The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.*
- *Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site. P/140/16/OUT REPORT(ODB) No building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.*

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences and to protect existing watercourses prior to the commencement of development

Condition 11 is worded as follows:

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements

for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policies D DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Consultation comments to the planning officer

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

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/67/26/DOC	Initial Issue Date: 10/07/2026
Site Name: Land South of Summer Lane and West of Pagham Road Pagham	Issue Date: 10/07/2026
	Reviewer Reference: ADC/EXT4

Summary and Recommendation:

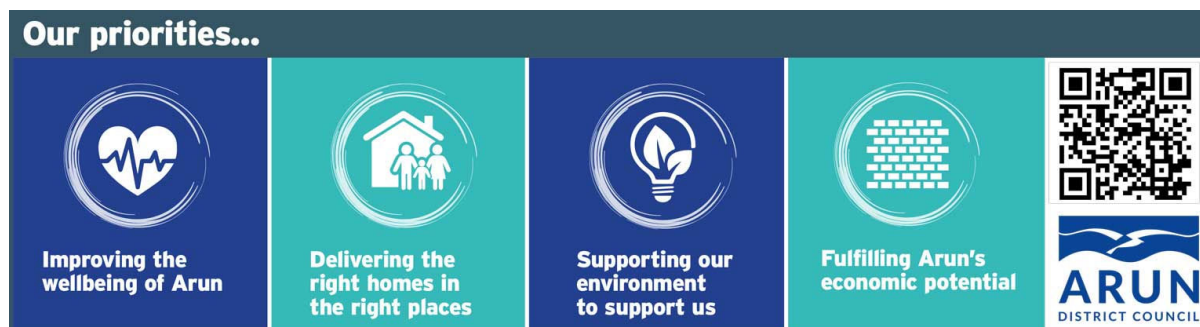
Condition 10: **Further information required**

Condition 11: **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:	10/07/2026				
Condition Number: 10					
Comment Number					
1.	Please provide site specific construction design details associated with each proposed attenuation tank				
2.	Please clarify the arrangement on the current drainage plans which appear to indicate the location of manholes potentially within the attenuation tanks				
Condition Number: 11					
Comment Number					
1.	Site specific design construction details of the attenuation tanks are required				
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.



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 27 May 2026 09:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: P/67/26/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/67/26/DOC
Registered: 21st May 2026
Site Address: Land South of Summer Lane and West of Pagham Road Pagham
Description of Works: Approval of details reserved by condition imposed under P/140/16/OUT relating to conditions 10-surface water drainage and 11-maintenance and management of surface water drainage.

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 **10th June 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

Simon Brooksbank

Planning Case Officer- Arun District Council

Telephone: 01903 737881

Email: simon.brooksbank@arun.gov.uk

PLCONDOC (ODB) 2020