

Engineers Comments Regarding Surface Water Drainage

Application Reference:	P/75/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Kathryn Welch	Date of Review:	21/08/25
Site Name:	Newlands Nursery Pagham Road Pagham PO20 1LL		
Application Description:	Approval of details reserved by condition imposed under reference P/56/23/PL relating to condition number 9 - surface water drainage system.		
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>

National Standards for Sustainable Drainage Systems (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: **Further information required**

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only.

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, groundwater source protection zones)

- ☐ Southern Water (foul drainage and surface water disposal to public sewer network)
☐ Portsmouth Water (groundwater source protection zones)
☒ Lead local flood authority (all other sources of flooding and ordinary watercourses)
☐ Other:
☐ None

Additional comments to the planning officer

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.

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

- Reservoir Verification Report Issue 1 16th June 2025
- Photographs and photomontages

Condition 9 is worded as follows:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 7. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Additional information including CCTV survey report and evidence of completed works is required. Please refer to the accompanying comment tracker

Application Reference: P/75/25/DOC Site Name: Newlands Nursery Pagham Road Pagham PO20 1LL	Initial Issue Date: 21/08/25 Issue Date: 21/08/25 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 9: **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:	21/08/25				
Condition Number:					
Comment Number					
1.	Please provide a CCTV survey and report of the installed drainage.				
2.	Please provide details and evidence (photos)of completed headwalls				
3.					
4.					
5.					
6.					

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]

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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: 22 August 2025 14:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: P/75/25/DOC

Please find enclosed our external consultants response.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

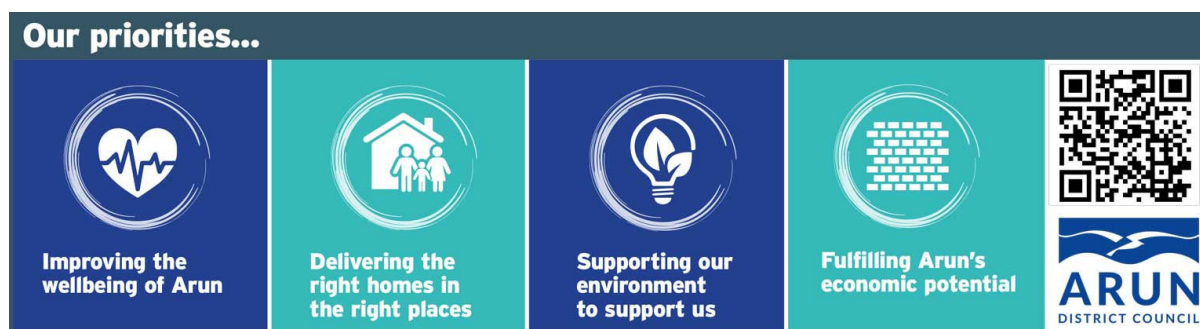
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: Friday, June 20, 2025 9:03:28 AM (UTC+00:00) Monrovia, Reykjavik

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

Subject: Planning Consultation on: P/75/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/75/25/DOC

Registered: 19th June 2025

Site Address: Newlands Nursery Pagham Road Pagham PO20 1LL

Description of Works: Approval of details reserved by condition imposed under reference P/56/23/PL relating to condition number 9 - surface water drainage system.

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 July 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

Kathryn Welch

Planning Case Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk

PLCONDOC (ODB) 2020