

Engineers Comments Regarding Surface Water Drainage

Application Reference:	R/63/26/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Brookshank	Date of Review:	29/05/2026
Site Name:	The Windmill Inn and 34 Mill Lane Rustington BN16 3JN		
Application Description:	Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement living apartments and 3 No retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (Zero Rated) as other development.		
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	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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 likely result in an **objection** to an objection to a full or reserved matters planning application.

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.

A full written explanation of the assessment and response is given in the consultation comments to the planning officer.

Standard	Assessment	Response
1. Runoff destination	Insufficient	Objection
2. Interception drainage	Compliant	Further Information
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Compliant	No objection
5. Amenity	Insufficient	Further Information
6. Biodiversity	Insufficient	Further Information
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection subject to conditions

Reviewed Plans

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

- SITE LAYOUT PROPOSED DRAINAGE 201
- CONSTRUCTION DETAILS 501
- CONSTRUCTION DETAILS 502
- CONSTRUCTION DETAILS 501
- SITE DISTANCE ADN LEVELS PLAN 20091RT_PL_011 REVP1
- PROPOSED SITE PLAN 20091RT_PL002 REVP2
- LANDSCAPE STRATEGY JBA 24-212-SK02
- LANDSCAPE STRATEGY JBA 24-212-SK03
- LOCATION PLAN 20091RT_PL001 REVP1
- TREE PROTECTION 24038-3
- FRA PART 1
- FRA PART 3
- FRA PART 2
- FULL SuDS DESIGN CHECKLIST

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

N/A

Consultation comments to the planning officer

0. General

- 0.1. We note the previous refused planning application R/143/24/PL, which had a reason for refusal based upon runoff destination, together with the subsequent dismissed Appeal APP/C3810/W/25/3361225 which upheld the Council's position, which was that surface water from the development could not be discharged to the foul water sewer. The current proposals are to discharge via soakaway.
- 0.2. The external flood risk to the site is acceptable.
- 0.3. We note the WSCC LLFA letter dated 14 May 2026 stating no objection subject to conditions.

1. Runoff destination

- 1.1. The Drainage Statement states reuse of rainwater for irrigation will be incorporated. Some further details should be provide including proposed scale, type and location. As dwellings the units should have individual small scale rainwater storage for irrigation.
- 1.2. Ground investigation confirms there are low permeability layers down to approximately 3.0-3.5m bgl with more permeable river terrace deposits and chalk layers beneath. No infiltration tests are provided in the shallow layers, which are assumed to be unsuitable for infiltration features. The infiltration design is based upon extending a single large trench soakaway down into the river terrace deposits stratum to 4.2m AoD. Infiltration testing shows feasible infiltration rates of approximately 6×10^{-6} at this depth.
- 1.3. The groundwater monitoring (winter 25-26) shows peak readings at 3.79-3.81m AoD. The base of the proposed trench soakaway is at 4.2m AoD but the construction detail indicates an additional 200+mm could be added taking the depth to below 4.0m AoD, therefore with 200mm of winter groundwater monitoring results. The design therefore does not comply with NSfS clause 1.15 which requires a 1m vertical offset from the maximum likely groundwater level on the site.
- 1.4. The Drainage Statement notes that February 2026 was exceptionally wet, however, comparison with long term rainfall trends is not a precautionary approach when considering climate change and no additional winter groundwater data or comparison assessment is provided to demonstrate that typical seasonal high groundwater levels are significantly lower.
- 1.5. The design is not currently in accordance with the requirements of the NSfS (Standard 1). Therefore, we **object** to the application.

2. Interception drainage

- 2.1. The design achieves interception drainage through infiltration to ground.
- 2.2. Please note this will need to be reviewed if the design changes due to the comments above relating to runoff destination.

3. Extreme rainfall and flooding

- 3.1. Calculations are provided which show the system does not flood during the design storm and that half drain times for the 3.3% AEP storm are within 24 hours.
- 3.2. Exceedance paths are currently shown through fences and/or gates adjacent to buildings which may hamper the flow. However, the use of permeable pavement reduces the risk of inlet capacity being exceeded and the low point in the drainage system is covers in the rear gardens at the northern end. The exceedance paths plan should be clarified.
- 3.3. The calculations show top water levels up to 1 millimetre below the lowest chamber cover during the design storm. An increased buffer should be applied.
- 3.4. The infiltration rate is applied to the base of the trench soakaway which does not afford the inherent safety of applying to sides only as with the BRE365 method. Therefore a suitable factor of safety should be applied in accordance with NSfS clause 3.17.
- 3.5. There is a flow control device included in the calculations (SA3) which may be redundant. Some further explanation of modelling methodology should be provided or the flow control removed.
- 3.6. The design is not currently in accordance with the requirements of the NSfS (Standard 3. Therefore, we **object** to the application.

4. Water quality

- 4.1. The mitigation provided by the permeable paving and swale is sufficient to mitigate the risk of pollution from the development.

5. Amenity

- 5.1. The site is brownfield land and there is limited scope to design for multifunctional amenity value.
- 5.2. The proposed swale provides some amenity value but is positioned to the rear of the building and does not appear to be visible or accessible from the majority of the development.
- 5.3. Further detail should be provided in the Drainage Statement to set out the constraints of the site and how the SuDS design maximises the aspects included in Standard 5 of the NSfS.

6. Biodiversity

- 6.1. The application is for major development and includes requirement for BNG.
- 6.2. No assessment is provided on the biodiversity aspect for the sustainable drainage system although the proposed swale is noted which provides some benefit.
- 6.3. A site-specific biodiversity risk and opportunity (BRO) statement which confirms the SuDS design meets the requirements of Standard 6 should be provided in accordance with ADC guidance.

7. Construction, operation, maintenance, decommissioning and structural integrity

- 7.1. There is no significant concern regarding the construction of the SuDS design. The ground investigation report notes low risk of dissolution of the chalk stratum.
- 7.2. An outline Management and Maintenance Plan is provided with the planning application which is acceptable for the current design for planning stage.
- 7.3. Please note this will need to be reviewed if the design changes due to the comments above relating to runoff destination.

8. Suggested conditions / Overcoming the objection

- 8.1. As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

8.2. The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.

8.3. If you are minded to allow the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection. Please do not allow the applicant to submit further documents without prior discussion as to whether it will be possible for these to be assessed or influence your determination.

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

PL- Consultation- Engineers response



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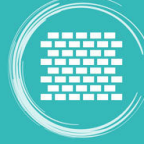
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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 29 May 2026 15:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: RE: Planning Consultation on: R/63/26/PL

Please find enclosed our consultants response, an objection.

Regards

Paul Cann
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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 29 April 2026 15:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: R/63/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	R/63/26/PL
Registered:	29th April 2026
Site Address:	The Windmill Inn and 34 Mill Lane Rustington BN16 3JN
Grid Reference:	505614 102978
Description of Works:	Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement living apartments and 3 No retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL). This application is in CIL Zone 4 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and 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.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 5th June 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

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 Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk