

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/105/25/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Kathryn Welch	Date of Review:	25/03/2026
Site Name:	Cherry Tree Nursery Eastergate Lane Walberton BN18 0BA		
Application Description:	Removal of residential caravan and erection of 1 No. self build dwelling (resubmission of WA/52/25/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.		
Assessment Number:	3		

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	No objection subject to condition
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection subject to conditions
2. Interception drainage	Compliant	No objection subject to conditions
3. Extreme Rainfall and Flooding	Compliant	No objection subject to conditions
4. Water Quality	Compliant	No objection subject to conditions
5. Amenity	Insufficient	No objection
6. Biodiversity	Insufficient	No objection
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:

- Update letter D2428 18/2/2026
- EMAIL 19.2.26 re drainage issues resolved
- Engineers response
- Email from agent with letter giving consent to use drain 04.02.26
- Drainage letter confirming consent to connect to water drain in drive 04.02.26
- PO-Agent commentary
- Location Plan 1A

Consultation comments to the planning officer

0. General

- 0.1. We have reviewed the letter report dated 18 February 2026.
- 0.2. The proposed planning condition is intended to be referenced to the 18 February 2026 letter report.

1. Runoff destination

- 1.1. Despite being in a water stressed area, the available catchment area is unlikely to provide efficient water savings and water butts are a proportionate rainwater harvesting element for residential landscaping irrigation. The size, locations and product specification for the water butts and planters can be provided at discharge of conditions stage.
- 1.2. The previous correspondence from Officers on the classification of the receiving infrastructure is noted. It is likely that the culverted ordinary watercourse can be connected to via Ordinary Watercourse Consent and the peak discharge is small in the context of the piped watercourse.
- 1.3. The responses and additional information are acceptable and approval for connection and works within the highway can be confirmed at discharge of conditions stage.

2. Interception drainage

- 2.1. The permeable paving is sufficient interception for the drained area of the permeable paving only.
- 2.2. The proposed rainwater butts do not provide interception drainage but SuDS planters have been proposed which can be sized and confirmed as part of the technical design to discharge a planning condition.

3. Extreme rainfall and flooding

- 3.1. The revised peak outflow rate of 0.2 litres per second is acceptable. Details to ensure effective blockage protection will be required as part of the technical design to discharge the planning condition.
- 3.2. All other previous comments have been resolved and the design and implementation can be controlled by planning condition.

4. Water quality

- 4.1. The proposed water quality mitigation provided by tanked permeable paving and SuDS planters is acceptable.

5. Amenity

- 5.1. A relaxation from standard has been requested for Amenity design based upon the limited opportunity at the site and scale of development which we accept on the basis of a small site exception.

6. Biodiversity

- 6.1. A relaxation from standard has been requested for Biodiversity design based upon the limited opportunity at the site and scale of development.
- 6.2. Some biodiversity value could be created through the addition of 'SuDS planters' or small rain gardens or planted swales. Details can be provided at discharge of conditions stage.

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

- 7.1. An outline maintenance and operation plan has not been provided within the Drainage Statement. However, as the drainage system is private and within a single ownership, this aspect can be the subject of a planning condition.

8. Suggested condition

8.1. Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The detailed design must be based upon and build on the surface water information submitted pursuant to Condition 1 (CHANGE AS APPROPRIATE). The full details submitted for approval shall include:

1. Detailed drainage plans and details conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Drainage Impact on Other Planning Matters

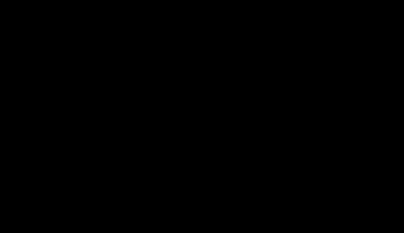
This application has been assessed with regards to surface water drainage design only, together with land drainage aspects if deemed necessary.

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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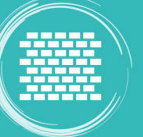
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Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 25 March 2026 09:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/105/25/PL

Please find enclosed our consultants response – no objection subject to condition.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Supporting our environment to support us



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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 16 March 2026 15:57
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/105/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/105/25/PL
Registered:	18th December 2025
Site Address:	Cherry Tree Nursery Eastergate Lane Walberton BN18 0BA
Grid Reference:	495769 106224
Category:	Plan Applicat'n
Description of Works:	Removal of residential caravan and erection of 1 No. self build dwelling (resubmission of WA/52/25/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.

I am able to inform you that I have received an amendment to the above application dated 19th February 2026 relating to:- Drainage update letter

If you should wish to make further representations as a result of this amendment, please make any further comment by **7th April 2026**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Kathryn Welch

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