

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/106/24/DOC	Reviewer Reference:	ADC/EXT2/D2134/68
Planning Officer:	Kathryn Welch	Date of Review:	24.02.2025
Site Name:	Land East of Tye Lane Walberton		
Application Description:	Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number 23(b) - SuDS System, and condition number 25(b) - SuDS Maintenance Manual.		
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 23(b): **Further information required [Phase 2 only]**

Condition 25(b): **Further information required [Phase 2 only]**

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.

Condition 23(b) – Phase 2 only

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

- **Surface Water & SUDS Verification Report V4**

Condition 25(b) - Phase 2 only

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

- **SUDS Maintenance Schedule – Phase 2**

Application Reference: WA/106/24/DOC Site Name: Land East of Tye Lane Walberton	Initial Issue Date: 24.02.2025 Issue Date: 24.02.2024 Reviewer Reference: ADC/EXT2/D2134/68
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Summary and Recommendation:

Condition 23b [Phase 2 only]: **Further information required**

Condition 25b [Phase 2 only]: **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	ADC Drainage Comments			
Date	03.08.2023 [WA/17/23/DOC – Full Site]	24.02.2025			
Condition Number: 23b [SuDS Verification]					
	Initial/General				
1.	Firstly there is some uncertainty we are in receipt of all relevant information from the DOC application in pursuant of the drainage related conditions. It is requested that the applicant provide a supporting summary and full information by return.	A copy of the approved drawings has been supplied together with a phasing plan and maintenance schedule. Comment closed.			
2.	The verification report and supporting information does not meet the requirements of ADC verification guidance note (Surface water drainage Arun District Council).	It shall be noted that ADC's initial comments to planning application WA/17/23/DOC were submitted, however the applicant has not provided a formal response, therefore as expected, most comment remain unresolved. Comment outstanding.	ADC Guidance note has been issued to consultant & from reviewing against report anything missing as per guidance is picked up by below comments		
	Verification Report				
3.	A maintenance section is included, however a bespoke maintenance report was previously prepared by the designer. Please review a one report should be presented to avoid confusion and/or conflicting information.	A verification report has been supplied by Barter Hill dated March 2023 and shall be reference to for this review. This appears to cover the entire site. The content page does not correlate with the report content however. Comment outstanding.	Section was removed previously & heading has now been removed from contents page		
4.	A CCTV survey report has been provided but no video footage.	No CCTV has been supplied for phase 2. Comment outstanding.	Footage for Phase 2 has been corrupted - Baram's are redoing the CCTV survey		
5.	The report should demonstrate that the author is suitably qualified/experienced and has suitable insurance; the latter is unconfirmed.	Insurance detail are still missing. Comment outstanding.	Details added to appendix E		
6.	The report should confirm any differences between the drainage system as designed and as construction. It should demonstrate that any differences do not	Whilst numerous photos have been provided the summary is missing. There do not appear to be any photos and/or	Description added to photos		

	adversely affect the performance of the drainage system, including revised calculations if necessary. The report, whilst noted to be 'a live document' is nothing more than a few photos at this stage.	construction record details for the phase 2 basin. Comment outstanding.			
7.	The report should include dates and records of inspections undertaken by the report author. 3 Inspections are listed in 6.5 yet there is no summary of findings.	4 inspections are listed in 5.7, again without a summary of finding. These however only refer to phase 1 so it is assumed now inspections have been completed for phase 2. Comment outstanding.	Added to section 5.7		
8.	The report should include an As Built survey to the requirements listed in ADC verification guidance note. It is recommended that the author reviews this list and arranges the revised report accordingly.	Appendix D provides an as-built topographical survey however this only captures the swales and basins for phase 1. Comprehensive evidence for phase 2 is required. Evidence must be provided to ascertain if the FFL's for plots, roads and how they compare to the SUDS permeable pavement and to ensure no increase in flood risk.	Added to appendix F		
9.	The report contains very limited evidence that all of the components of the drainage system as shown on the approved design drawings have been correctly installed, eg. Permeable paving, fin drains, catchpits, storm water filter chamber. The only evidence is a single photograph of the cellular storage tank, part way through its construction, which does not provide sufficient evidence that the tank has been installed in accordance with the approved drawing.	The verification report and supporting information does not meet the requirements of ADC verification guidance note (Surface water drainage Arun District Council). Why is a maintenance included? Please review this guidance and provide a full compliant report and supporting evidence.	As per comment 2 above		
10.	The purchase information for the all SUDS components is required.	Comment outstanding.	Added to section 5.8 & appendix F		
11.	Evidence of permeable pavement installations must be provided to verify depths, etc.	Comment outstanding.	As per appendix F		
12.	As constructed floor levels should also be verified/considered to ensure no increase in flood risk.	Comment outstanding.	As per appendix F		
13.	Page 24 photo evidence shows swale K/L to be incomplete.	The Barter Hill report includes numerous other photos which clearly show there are defects and issues on phase 1 so it is expected that defects will exist for phase 2 once summarised.	Comment updated		

		Comment outstanding.			
14.	Page 28 photo evidence shows headwall 1F detritus at the base.	Construction records details of all phase 2 headwalls to be provided. Comment outstanding.			
15.	The last 3 No pages are blank; is this intentional or is the report incomplete?	The verification report and supporting information does not meet the requirements of ADC verification guidance note (Surface water drainage Arun District Council). Comment outstanding.	As per comments 2 & 9 above		
Condition Number: 25b [SuDS Maintenance and Management]					
1.	The Ardent report is noted to cover only phase 1 of the development. Please see previous note above in item 3.	The maintenance report has been reviewed against the requirements of ADC checklist PCENG4. The applicant is advised to review this to ensure the revised submission includes all items over and the above the comments raised below.	Checklist completed by Ardent		
2.		An estate plan showing maintenance responsibility has been included, however this needs to focus purely on SUDS as an independent plan. Items in the key not relevant and/or unused shall be omitted. The plan does not cover all of phase 2 so this requires further review.	Plan has been amended to remove anything not relevant to SUDs Phase 2 is included within phase 2 maintenance & management plan which has been submitted & included within this submission - it has been amended to suit comments regarding phase 1		
3.		Details of the management company must be provided therein and must clarify details of who to contact if the surface water drainage system is not functioning correctly.	Details have been added		
4.		If an adopting body is named, their standards shall be reference	There is no adopting body		

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.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 24 February 2025 15:02

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

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>

Subject: RE: Planning Consultation on: WA/106/24/DOC

Please find enclosed our consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: Friday, December 20, 2024 12:33:32 PM (UTC+00:00) Monrovia, Reykjavik

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

Subject: Planning Consultation on: WA/106/24/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/106/24/DOC

Registered: 19th December 2024

Site Address: Land East of Tye Lane Walberton

Description of Works: Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number condition 23(b) - SuDS System and condition number 25(b) - SuDS Maintenance Manual.

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](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **6th January 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

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLCONDOC (008) 2020