

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:	08.08.2025
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 23b: **Further information required**

Condition 25b: **No objection**

Comments

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 23b

The relevant condition is worded as follows:

"A) Prior to occupation, submit a plan to the Local Planning Authority to agree in writing the design catchment areas relating to the SuDS scheme.

B) Immediately following implementation of the approved SuDS scheme for each design catchment agreed under (a) and prior to occupation of any part of the development which that catchment serves, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the fully implemented scheme, together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose.

There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority, the system shall be maintained in good working order in perpetuity."

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

- Surface Water and SuDS Verification Report V.06

Condition 25b

The relevant condition is worded as follows:

"A) Prior to occupation, submit a plan to the Local Planning Authority to agree in writing the design catchment areas relating to the SuDS scheme.

B) Upon completed construction of the SuDS System for each design catchment agreed under (a) and prior to occupation of any part of the development which that catchment serves, the owner or management company shall either provide the Local Planning Authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved SuDS Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority, The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity."

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

- Maintenance Schedule Phase 1
- 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	Designer Comments	ADC Drainage Comments	
Date	03.08.2023 [WA/17/23/DOC – Full Site]	24.02.2025	01/04/2025	08.08.2025	
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.	Noted. Comment closed.	
	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.	Noted. Comment closed.	
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.	Noted. Comment outstanding.	
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.	Noted. Comment closed.	
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.	Noted. Comment closed.	

	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.	Noted. Comment closed.	
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.	Noted. The west basin design base was 12.01m and the as-built shows this to be 12.36-11.73m which matches or is deeper thus is accepted. The east basin design base however was 13.7m and the as-built shows this to be 14.25-14.49m therefore or not in accordance with the approved design and may provide insufficient storage. Please advise. Comment outstanding.	
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 tank 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.	Noted. Comment closed.	
10.	The purchase information for the all SUDS components is required.	Comment outstanding.	Added to section 5.8 & appendix F	Noted. Comment closed.	
11.	Evidence of permeable pavement installations must be provided to verify depths, etc.	Comment outstanding.	As per appendix F	Noted. Comment closed.	
12.	As constructed floor levels should also be verified/considered to ensure no increase in flood risk.	Comment outstanding.	As per appendix F	Noted. Comment closed.	

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 outstanding.	Comment updated	Noted. Comment closed.	
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.		Comment not answered; have remedial works been undertaken and can another photo be evidence?	
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	Noted. Comment closed.	
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	Noted. Comment closed.	
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.	Noted. Comment closed.	
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.	Noted. Comment closed.	

From: Nicola Oktay on behalf of Planning.Responses
Sent: 12 August 2025 10:02
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: WA/106/24/DOC
Attachments: WA-106-24-DOC East of Tye Lane Comment Tracker (25-08).docx; WA-106-24-DOC East of Tye Lane 2 (25-08).docx

Drainage Engineers response

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Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 11 August 2025 12:37
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 Re-Consultation on: WA/106/24/DOC

Please find enclosed our consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Friday, April 11, 2025 3:03:35 PM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-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
Grid Reference:	497080 106816
Category:	Discharge of Condi
Description of Works:	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.

I am able to inform you that I have received an amendment to the above application dated 20th March 2025 relating to: Substitute Surface Water & SuDS Report V.05 Plans.

If you should wish to make further representations as a result of this amendment, please make any further comment by **27th April 2025**.

[Click here to view the application, documents and make further 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.

Yours sincerely

Kathryn Welch

Planning Case Officer-Arun District Council

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