

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/28/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	30/04/2026
Site Name:	Stoneybrook Farm Eastergate Lane Walberton BN18 0BA		
Application Description:	Approval of details reserved by condition under WA/108/24/PL relating to condition 3- Surface Water Drainage.		
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

Condition 3: **Objection**

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 result in an **objection** to any application to discharge a surface water drainage design condition.

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.

All relevant items on the checklist are expected to be met before an application to discharge an application to discharge a SuDS design condition is supported.

Our response and requirements are elaborated upon or condensed within an attached comment tracker where necessary. If a comment tracker is provided a designer is encouraged to refer to this and respond to comments to aid further review. Please request a .docx version of this document to by email to land.drainage@arun.gov.uk if needed.

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

Reviewed Plans

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

-SuDS Report 09.04.2026

-Planning Statement 10.04.2026

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 3:

N/A

Condition wording

Condition 3 is worded as follows:

"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 full details submitted for approval shall include:

- I. winter groundwater monitoring,*
- II. winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,*
- III. details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,*
- IV. impermeable area plan,*
- V. calculations modelling the surface water drainage network for the following storm events:*
 - a. 100% Annual Exceedance Probability*
 - b. 10% AEP + climate change allowance*
 - c. 3.3% AEP + climate change allowance*
 - d. 1% AEP + climate change allowance*

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

- VI. detailed drainage plans conforming to local planning authority guidance, VII. specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- VIII. 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 prior to occupation of the building. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development has a satisfactory means of disposing of surface water in accordance with Arun Local Plan policies W DM1 and W DM3. 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."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

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

Application Reference: WA/28/26/DOC	Initial Issue Date: 30/04/2026
Site Name: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA	Issue Date: 30/04/2026
	Reviewer Reference: ADC/EXT5/AF

Summary and Recommendation:

Condition 3: **Objection**

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:	30/04/2026				
Condition Number: 3					
Comment Number					
1.	Designs, sizing and details for the proposed rainwater harvesting should be provided.				
2.	Greenfield runoff calculations should be provided for the drained area.				
3.	The use of the pond for interception drainage is not suitable as the top water level would be at the overflow level during winter.				
4.	The full ground investigation report should be provided.				
5.	Anti-floatation calculations should be provided for the basin.				
6.	Construction details should be provided for the basin construction and liner.				
7.	Measures to mitigate blockage of the flow control device should be				

	incorporated at the basin headwall and flow control chamber.				
8.	The diversion of the existing system into the basin/pond increases the drained area beyond the development boundary. The drained areas should be clarified on plan. The area of the basin should also be included in the drained areas.				
9.	Due to the low discharge rate, the half-drain time for the basin during the 3.3% AEP + CC should be demonstrated to be less than 24 hours.				
10.	The surcharged outfall should be clarified in the calculations.				
11.	Can the flooding from existing the chamber shown in the calculations be alleviated or contained within the design?				
12.	Evidence of Ordinary Watercourse Consent from the LLFA or Land Drainage Bylaw Consent from ADC will be required. Website link here: Land drainage byelaws for landowners Arun District Council				
13.	A Maintenance Plan should be provided.				

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.

From:
Sent:
To:
Subject:
Attachments:

Elaine Walby on behalf of Planning.Responses
01 May 2026 15:26
Planning Scanning
FW: Planning Consultation on: WA/28/26/DOC
WA-28-26-DOC - StoneyBrook Farm 1.docx

PL- Consultation- Engineers response

Elaine Walby
Technical Support Assistant
Planning Services

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

Our priorities...



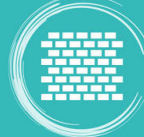
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations





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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 01 May 2026 10:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/28/26/DOC

Please find enclosed our consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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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





From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 15 April 2026 16:03
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/28/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/28/26/DOC
Registered: 14th April 2026
Site Address: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA
Description of Works: Approval of details reserved by condition under WA/108/24/PL relating to condition 3- Surface Water Drainage.

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 **29th April 2026**.

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

Amber Willard

Planning Case Officer- Arun District Council

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