

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/28/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	22/06/2026
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:	2		

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
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	Compliant	No 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
- Response to Drainage with Plans and Further Evidence
- Engineers response
- Comment Tracker Response

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 Site Name: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA	Initial Issue Date: 30/04/2026 Issue Date: 22/06/2026 Reviewer Reference: ADC/EXT5/AF
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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	ADC Drainage Comments		
Date:	30/04/2026	03/06/2026	22/06/2026		
Condition Number: 3					
Comment Number					
1.	Designs, sizing and details for the proposed rainwater harvesting should be provided.	1,000ltr water tank located to the rear of the building to pick up rainwater for reuse as part of the business operation.	Comment closed.		
2.	Greenfield runoff calculations should be provided for the drained area.	Greenfield calculations attached. For the whole drained site an area of 0.201ha has been used which generates 0.5l/s.	Comment closed.		
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.	The groundwater level is recorded at 10.333m, the outfall level is 10.383m allowing for 50mm of be retained in the pond and allowed to infiltrate through the sides. The interception volume will be 12.5m ³ .	The attenuation feature would need to act as a basin it be acceptable for interception drainage. Calculations should be provide for the area served.		

4.	The full ground investigation report should be provided.	Groundwater site investigation has been carried out to determine the viability for infiltration as the primary discharge of surface water. The investigation found groundwater to be within 1m of the existing ground level and therefore compliance with the design standards could not be achieved, making infiltration not viable. BGS mapping shows Head Deposits-Gravel, Sand, Silt and Clay over a bedrock of London Clay. Plans attached. The immediate neighbouring site during their site investigation correlated with the BGS and groundwater monitoring confirming groundwater within 1m of existing ground level.	Since the system has been categorised as not suitable for infiltration, the basin should be lined as it extended 2m into existing ground levels. There will need to be sufficient ballast above the liner to resist floatation forces.		
5.	Anti-floatation calculations should be provided for the basin.	The base of the basin will remain as dug material to allow the ground water to rise into the pond during the winter time and allow some infiltration during periods where no groundwater is present	This is not acceptable as groundwater may reduce available volume for infiltration.		
6.	Construction details should be provided for the basin construction and liner.	Details have been provided.	The detail will need to be revised, see comments above.		

7.	Measures to mitigate blockage of the flow control device should be incorporated at the basin headwall and flow control chamber.	Gabion cage is proposed in front of the outlet headwall to provide a filter process and remove debris that could cause blockages. Construction detail provided.	The gabion inlet provides suitable blockage reduction from the open feature. Details should be provided for the flow control chamber to include blockage protection.		
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.	Catchment plan has been provided. The total drained area is 2,904m ² , however for the greenfield rate only the pavement and buildings has been used at 2,137m ² .	Comment closed.		
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.	The half drain time for 3.3% AEP +CC is calculated at 1140 minutes	This is acceptable, comment closed.		
10.	The surcharged outfall should be clarified in the calculations.	A surcharged model has been provided with the groundwater set at 10.333m	A surcharged level should be specified at the outfall for the duration of the design storm. This should can be based upon the national surface water flood modelling or a robust estimate of water levels in the watercourse.		
11.	Can the flooding from existing the chamber shown in the calculations be alleviated or contained within the design?	The existing flooding will be contained within the design. It will be allowed to infiltrate, flow over ground to the	The program used for the calculations cannot model this, however, the volumes are small and there is spare		

		permeable parking area and collected at this point into the new system.	capacity in the system. Comment closed.		
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	Application with Arun District Council under reference 257-752-519	Approval awaited.		
13.	A Maintenance Plan should be provided.	A maintenance plan is attached.	The maintenance plan should include the updated drainage plans and details once revised to address comments above.		

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: Daun Johnson on behalf of Planning.Responses
Sent: 24 June 2026 12:38
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: WA/28/26/DOC
Attachments: WA-28-26-DOC - Stoneybrook Farm 2.docx

Please upload attachment to WA/28/26/DOC, planning, consultee response, END

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<https://www1.arun.gov.uk/planning-application-finder>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 24 June 2026 12:09
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 Re-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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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: 12 June 2026 12:00
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-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

Grid Reference: 496045 106057
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition under WA/108/24/PL relating to condition 3- Surface Water Drainage.

I am able to inform you that I have received an amendment to the above application dated 8th June 2026 relating to: Response to drainage comments
If you should wish to make further representations as a result of this amendment, please make any further comment by **26th June 2026**.

[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

Amber Willard

Planning Case Officer-Arun District Council

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Email: amber.willard@arun.gov.uk

PLRECON_DOC (ODB) 2020