

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/35/26/DOC	Reviewer Reference:	18/06/2026
Planning Officer:	Harry Chalk	Date of Review:	ADC/EXT5/AF
Site Name:	Greenways Dairy Lane Walberton BN18 0PT		
Application Description:	Approval of details reserved by condition under WA/34/25/PL relating to Condition 14- Surface Water Drainage (See WA/34/26/DOC for Conditions 3- External Materials & Finishes, 5- Walls & Fences, 6- Waste & Recycling Storage, 7- Cycle Parking, 8- Biodiversity Enhancement Layout and 15- Biodiversity Gain Plan).		
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 14: No 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant	No objection
4. Water Quality	Compliant	No objection
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection

Reviewed Plans

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

- Permeable Paving v2 Calcs
- Surface Water Network V2 Calcs
- Proposed Drainage Layout 13337/1600 P2
- Drainage Construction Details -Sheet 1 13337/1700 P3
- Drainage Construction Details -Sheet 2 13337/1700 P1
- EMAIL 29.5.26 drainage subplans

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 14:

- Proposed Drainage Layout 13337/1600 P2

-Drainage Construction Details -Sheet 1 13337/1700 P3
 -Drainage Construction Details -Sheet 2 13337/1700 P1

Condition wording

Condition 14 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:

- 1. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,*
 - 2. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,*
 - 3. Impermeable area plan,*
 - 4. 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,*
 - 6. Detailed drainage plans conforming to Local Planning Authority guidance,*
 - 7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.*

Reason: In order to comply with Arun Local Plan policies W DM1, W DM2, and W DM3 and the NPPF"

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/35/26/DOC Site Name: Greenways Dairy Lane Walberton BN18 0PT	Initial Issue Date: 15/05/2026 Issue Date: 18/06/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 14: **No 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:	15/05/2026	08/06/2026	18/06/2026		
Condition Number:					
Comment Number					
1.	Rainwater reuse is the first SuDS priority. For residential dwellings it would be acceptable to include water butts.	A water butt has now been shown for garden irrigation.	Comment closed.		
2.	Water quality mitigation for the roof drainage, for example a filter drain or similar measure to accord with the Simple Index Approach or other assessment.	Filter trench added at the soakaway inlet for treatment.	Comment closed.		
3.	The infiltration rate should not be applied to the sides as well as the base.	Calculations updated	Comment closed.		

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: Elaine Walby on behalf of Planning.Responses
Sent: 22 June 2026 11:22
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: WA/35/26/DOC
Attachments: WA-35-26-DOC - Greenways Dairy Lane 2.docx

PL- Consultation- Engineers response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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

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

Our priorities...



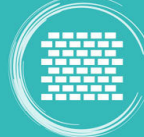
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 22 June 2026 10:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: WA/35/26/DOC

Please find enclosed our consultants response, recommending discharge of condition.

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



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: 08 June 2026 14:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: WA/35/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/35/26/DOC
Registered:	24th April 2026
Site Address:	Greenways Dairy Lane Walberton BN18 0PT
Grid Reference:	496901 106079
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition under WA/34/25/PL relating to Condition 14- Surface Water Drainage (See WA/34/26/DOC for Conditions 3- External Materials & Finishes, 5- Walls & Fences, 6- Waste & Recycling Storage, 7- Cycle Parking, 8- Biodiversity Enhancement Layout and 15- Biodiversity Gain Plan).

I am able to inform you that I have received an amendment to the above application dated 29th May 2026 relating to: Revised Drainage details to address objection

If you should wish to make further representations as a result of this amendment, please make any further comment by **22nd 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

Harry Chalk

Planning Case Officer-Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLRECON_DOC (ODB) 2020