

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/39/26/DOC	Reviewer Reference:	ADC/EXT2
Planning Officer:	Harry Chalk	Date of Review:	20/08/2026
Site Name:	Longacres Eastergate Lane Walberton BN18 0BA		
Application Description:	Approval of details reserved by condition imposed under WA/44/25/PL relating to conditions 3-surface water drainage and 4-discharge of flows to watercourses		
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: No objection Condition 4: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection
6. Biodiversity	Compliant	No objection
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:

- Proposed Levels Plan P5
- Construction Details Sheet 1 P2
- Construction Details Sheet 2 P2
- Detailed Drainage Plan P2
- Drainage Statement
- Headwall Outlet to Ditch P2
- Drainage Management and Maintenance plan April 2026
- Lowering of Existing Ditch Method Statement

Plans/Documents to be listed as approved

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

- Proposed Levels Plan P5
- Construction Details Sheet 1 P2
- Construction Details Sheet 2 P2

- Detailed Drainage Plan P2
- Drainage Statement
- Headwall Outlet to Ditch P2
- Drainage Management and Maintenance plan April 2026
- Lowering of Existing Ditch Method Statement

The following plans/documents should be listed as approved in respect to condition 4:

- Proposed Levels Plan P5
- Construction Details Sheet 1 P2
- Construction Details Sheet 2 P2
- Detailed Drainage Plan P2
- Drainage Statement
- Headwall Outlet to Ditch P2
- Drainage Management and Maintenance plan April 2026
- Lowering of Existing Ditch Method Statement

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 detailed design must be based upon and build on the surface water information submitted in support of this application. The full details submitted for approval shall include:

- 1. Detailed drainage plans conforming to Local Planning Authority guidance,*
- 2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- 3. 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. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences."

Condition 4 is worded as follows:

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a

watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010 can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. All previous comments/objections have been addressed and we have no further comments.

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/39/26/DOC Site Name: Longacres Eastergate Lane Walberton BN18 0BA	Initial Issue Date: Issue Date: 20/08/2026 Reviewer Reference: ADC/EXT2
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Summary and Recommendation:

Condition 3: **No objection**

Condition 4: **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	Designers Response	
Date:	03/06/2026	17/07/2026	20/08/2026		
Condition Number: 3					
Comment Number					
1.	Please provide a signed copy of the agreement relating to crossing 3 rd party land (Standard 1)	A scanned copy of the signed agreement letter is provided in Appendix F of the revised Drainage Statement	Comment closed		
2.	Please provide a catchment plan (Standard 3)	Please refer to the Catchment Plan ref. 13467/1102 rev P3 included in Appendix D of the revised Drainage Statement	Comment closed		
3.	Please label the flow control design criteria on the plan (Standard 7)	The design criteria of the flow control are now shown in a box next to the flow control chamber on the Detailed Drainage Plan ref. 13467/1600 rev P5 in Appendix D of the revised Drainage Statement	Comment closed		

4.	Please provide a detail for the flow control and its chamber on the drawings (Standard 7)	A detail of the flow control and its chamber is now shown on Drainage Construction Details Sheet 2 ref. 13467/1701 rev P2 in Appendix D of the revised Drainage Statement	Comment closed		
5.	Please expand the permeable driveway construction detail to include the collection pipework (standard 7)	An expanded detail is now shown on Drainage Construction Details Sheet 1 ref. 13467/1700 rev P2 in Appendix D of the revised Drainage Statement	Comment closed		
6.	Please demonstrate that the perforated pipe is of suitable strength or is adequately protected, for its installed depth (standard 7)	The perforated pipe, which previously had 200mm cover, has been set lower in a deepened trench section to achieve 310mm – 600mm of cover. The specification of the pipe is now noted on the drawings as a twin-wall HDPE perforated carrier pipe with a certified ring stiffness of SN8. Refer to Drainage Construction Details Sheet 1 ref. 13467/1700 rev P2 and Detailed Drainage Plan ref. 13467/1600 rev P5 in Appendix D of the revised Drainage Statement. Also see calculations from Polypipe in Appendix E of the Drainage Statement which show that for a 150mm diameter Ridgidrain twin-wall HDPE pipe, the	Comment closed		

		vertical deflection under a private driveway loading is 4.28% for 310mm of cover. This is less than the typical highways deflection limit of 5% and therefore conforms.			
7.	Please show on the drainage layout the location of the check dams in the swale. (Standard 7)	The locations of the check dams are now in the swale on the Detailed Drainage Plan ref. 13467/1600 rev P5 in Appendix D of the revised Drainage Statement. The gap between each check dam is approx. 11m.	Comment closed		
8.	The maintenance plan has been reviewed against the Arun District Council checklist. The following must be addressed: • Include Approved drawings • Include a plan showing maintenance responsibility • Pre-handover inspection to be stipulated as a requirement • Checklist to facilitate consistent condition inspections • Maintenance record proforma • Green waste disposal • Other waste disposal	The maintenance plan has been separated out as a distinct document entitled 'Below Ground Drainage Maintenance & Management Plan' (DMMP). In respect of the points raised: • Latest revised drawings are included in Appendix B, however, these are not yet approved [awaiting decision from ADC] • A plan showing maintenance responsibilities is included in Appendix A of the DMMP. • This is now stipulated in a Section 12 – Handover, of the DMMP • A checklist is provided in Appendix C of the DMMP.	Comment closed		

	- Formal procedure to allow changes to the regime - Advice regarding alterations. (Standard 7)	- A Maintenance Record Proforma is provided in Appendix D of the DMMP. - Waste disposal section for green waste and other added – Section 10. - Future alterations section added to cover for formal changes to the regime and alterations – Section 11.			
9.	Please include maintenance details for the non-return valve and permeable drive (standard 7)	Maintenance details for these items are now included in the DMMP as Schedules E and F.	Comment closed		
Condition Number: 4					
Comment Number					
1.	Please provide evidence that Ordinary Watercourse Consent has been obtained or is not required for the watercourse works.	Please see email from the Flood Risk Management Officer at WSCC in Appendix F of the revised Drainage Statement confirming that OW Consent is not required	Comment closed		
2.	Consent for the works will be required under Arun District Council byelaws, this condition cannot be discharged until that consent is in place.	[Awaiting decision from ADC]	Consent given 28 th July 2026. Comment closed		
3.	Please provide method statement for the watercourse lowering works.	Please see separate document 'Method Statement for Watercourse Lowering Works' by GTA Civils & Transport	Comment closed		

4.	Please show the proposed bank gradient on the cross section and demonstrate that they are stable	The bank gradients are now shown on the Proposed Levels Plan ref. 13467/1800 rev P2 in Appendix D of the revised Drainage Statement. Where the reprofiled banks are steeper than existing, slope stabilisation measures are shown in the form of a matting product by Greenfix (Covamat).			
5.	Please indicate the extent of the watercourse works on the plan.	The extent of the watercourse works is now shown more clearly on the Proposed Levels Plan ref. 13467/1800 rev P2 and the Detailed Drainage Plan ref. 13467/1600 rev P5 in Appendix D of the revised Drainage Statement.	Comment closed		
6.	Please provide evidence that where the works are close to existing trees, arboriculture advice has been sought and adhered to.	[Awaiting correspondence from the arboriculturist] The eucalyptus tree T3C (labelled T11 on the architect's plan) has recently been removed by the landowner and therefore will not be affected. The walnut tree T2B (labelled T10 on the architect's plan) is at a remove of approx. 1.6m from the start of the watercourse works and also will not be affected.	Arb report provided. 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.

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...



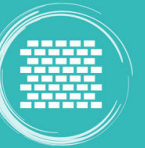
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 August 2026 13:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: WA/39/26/DOC

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

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

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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: 17 July 2026 11:33

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To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: WA/39/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/39/26/DOC
Registered:	7th May 2026
Site Address:	Longacres Eastergate Lane Walberton BN18 0BA
Grid Reference:	495792 106189
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under WA/44/25/PL relating to conditions 3-surface water drainage and 4-discharge of flows to watercourses.

I am able to inform you that I have received an amendment to the above application dated 14th July 2026 relating to: Updated drainage details

If you should wish to make further representations as a result of this amendment, please make any further comment by **31st July 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