

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/39/26/DOC	Reviewer Reference:	ADC/EXT2
Planning Officer:	Harry Chalk	Date of Review:	03/06/2026
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:	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 Condition 4: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Insufficient	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	Insufficient	Objection

Reviewed Plans

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

- DETAILED DRAINAGE PLAN 13467/1600 REV P1
- HEADWALL OUTLET TO DITCH ELEVATION AND LONG SECTION 13467/1702 REV P1
- DRAINAGE CONSTRUCTION DETAILS SHEET 2 13467/1701 REV P1
- PROPOSED LEVELS PLAN 13467/1800 REV P1
- DRAINAGE STATEMENT
- CONSTRUCTION OF HEADWALL TO DITCH METHOD STATEMENT

Plans/Documents to be listed as approved

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

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

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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. **Condition 3; whilst the proposals are broadly acceptable, there are a number of items required in relation to Standards 1, 3 and 7 as detailed on the tracker below.**
3. **Condition 4; Evidence that an Ordinary Water Course consent and consent under the Arun District Councils byelaws for the proposed works should be provided.**

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	Initial Issue Date: 03/06/2026
Site Name: Longacres Eastergate Lane Walberton BN18 0BA	Issue Date: 04/06/2026
	Reviewer Reference: ADC/EXT2

Summary and Recommendation:

Condition 3: **Objection**

Condition 4: **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:	03/06/2026				
Condition Number: 3					
Comment Number					
1.	Please provide a signed copy of the agreement relating to crossing 3 rd party land (Standard 1)				
2.	Please provide a catchment plan (Standard 3)				
3.	Please label the flow control design criteria on the plan (Standard 7)				
4.	Please provide a detail for the flow control and its chamber on the drawings (Standard 7)				
5.	Please expand the permeable driveway construction detail to include the collection pipework (standard 7)				
6.	Please demonstrate that the perforated pipe is of suitable strength or is adequately				

	protected, for its installed depth (standard 7)				
7.	Please show on the drainage layout the location of the check dams in the swale. (Standard 7)				
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 • Formal procedure to allow changes to the regime • Advice regarding alterations. (Standard 7)				
9.	Please include maintenance details for the non-return valve and permeable drive (standard 7)				

Condition Number: 4					
Comment Number					
1.	Please provide evidence that Ordinary Watercourse Consent has been obtained or is not required for the watercourse works.				
2.	Consent for the works will be required under Arun District Council byelaws, this condition cannot be discharged until that consent is in place.				
3.	Please provide method statement for the watercourse lowering works.				
4.	Please show the proposed bank gradient on the cross section and demonstrate that they are stable				
5.	Please indicate the extent of the watercourse works on the plan.				
6.	Please provide evidence that the tree officer is agreeable to the watercourse works within the RPA's				

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: 16 June 2026 15:38
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/39/26/DOC
Attachments: WA-39-26-DOC - Longacres Eastergate.docx

Please upload attachment to WA/36/26/DOC, planning, consultee response, END

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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>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 16 June 2026 13:01
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 Consultation on: WA/39/26/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: 07 May 2026 10:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning 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

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.

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 **21st May 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

Harry Chalk

Planning Case Officer- Arun District Council

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Email: harry.chalk@arun.gov.uk