

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/3/26/DOC	Reviewer Reference:	ADC/EXT2/D2134/93
Planning Officer:	Kathryn Welch	Date of Review:	23/03/2026
Site Name:	Land East of Tye Lane Walberton		
Application Description:	Application for approval of matters reserved by condition relating to WA/124/23/S73 for condition 23(b)- SuDS scheme.		
Assessment Number:	1 of 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 23b: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	No objection
2. Interception drainage	N/A	No objection
3. Extreme Rainfall and Flooding	N/A	No objection
4. Water Quality	N/A	No objection
5. Amenity	N/A	No objection
6. Biodiversity	N/A	No objection
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	No objection

Reviewed Plans

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

-Surface Water and SuDS Verification Report V.09, uploaded in 6 parts via the public planning portal

Condition wording

Condition 23b is worded as follows:

"A) Prior to occupation, submit a plan to the Local Planning Authority to agree in writing the design catchment areas relating to the SuDS scheme.

B) Immediately following implementation of the approved SuDS scheme for each design catchment agreed under (a) and prior to occupation of any part of the development which that catchment serves, the developer/applicant shall provide the Local Planning Authority with as-built drawings of

the fully implemented scheme, together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose.

There shall be no deviation to the approved scheme other than with the written consent of the Local Planning Authority, the system shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM3 of the Arun Council Local Plan."

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/3/26/DOC Site Name: Land East of Tye Lane Walberton	Initial Issue Date: 23/03/2026 Issue Date: 23/03/2026 Reviewer Reference: ADC/EXT2/D2134/93
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Summary and Recommendation:

Condition 23b: **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	ADC Drainage Comments	ADC Drainage Comments	ADC Drainage Comments	
Date:	Comment history	11/09/2025 (WA/47/25/DOC)	13/11/2025	23/03/2026	

Condition Number: 23b (SUDS verification)

Comment Number					
1 (Formally 9)	ADC Drainage Comments 03.08.2023 [WA/17/23/DOC - Full Site] The report contains very limited evidence that all of the components of the drainage system as shown on the approved design drawings have been correctly installed, eg. Permeable paving, fin drains, catchpits, storm shark filter chamber. The only evidence is a single photograph of the cellular storage tank, part way through its construction, which does not provide sufficient evidence that the	The report still lacks any commentary on 'As Built' survey, and details of any variations from approved design. This includes any discrepancies in ground levels and pipe/structure levels. For example as-built levels have been added in appendix F, yet now comment made. Comment outstanding.	Other concerns have been raised in respect of undulations in the road have not been demonstrated to be part of the original design. Nor have they been mentioned in the verification report. Comment Outstanding.	A site visit has been undertaken to review. No further comments, however the applicant must ensure this is suitably evidenced with records in strict accordance with ADC requirements for all future schemes.	
		Designer Response 30/09/2025 (WA/47/25/DOC) The development has been	Designer Response 04/12/2025 This has been addressed by point 5.12 & explained		

	tank has been installed in accordance with the approved drawing. ADC Drainage Comments 15.11.2024 [WA/78/24/DOC] The verification report and supporting information does not meet the requirements of ADC verification guidance note (Surface water drainage Arun District Council). Why is a maintenance included? Please review this guidance and provide a full compliant report and supporting evidence. ADC Drainage Comments 20.05.2025 [WA/78/24/DOC] Comment outstanding. Designer Response 02/06/2025 ADC verification guidance note reviewed & report amended inline with this. Maintenance section removed from verification report.	constructed largely to the design. Minor updates described in 5.9-5.11	by both the design engineer (Ardent) and independent engineer (Barter Hill) separately in emails that can be forwarded across that I had summarised to the planning officer previously		
2 (Formally 11)	ADC Drainage Comments 03.08.2023 [WA/17/23/DOC]	Where photographic evidence is missing, is	No evidence has been provided to address this	A site visit has been undertaken to review.	

	- Full Site] Evidence of permeable pavement installations must be provided to verify depths, etc. ADC Drainage Comments 15.11.2024 [WA/78/24/DOC] Comment outstanding. ADC Drainage Comments 20.05.2025 [WA/78/24/DOC] Comprehensive information has been provided for the permeable pavements, however no information to validate as-built formation depths correlate with the approved design has been verified. Comment outstanding. Designer Response 02/06/2025 Permeable paving installed to design & is functioning as designed	there any data of materials ordered to justify depths to avoid intrusive checks? Comment outstanding Designer Response 30/09/2025 (WA/47/25/DOC) Baram's have confirmed the following - we have used close to 1100tons of 20mm crushed aggregate beneath the permeable paving areas along with approx .. 150tons of 2-6mm crushed stone (bedding for the block paving)	comment. Simply stating that material has been ordered/used is not acceptable. Please provide material tickets and qualify pavement have been installed to design depths intended. Comment Outstanding. Designer Response 04/12/2025 No photos were taken during construction and photos cannot be taken post install. The material amounts used have been stated in the comment prior and materials tickets confirming these amounts have been provided within appendix F. The paving has been installed as per design and to the designed depths. Barter Hill have provided photos in appendix C showing the paving is complete	No further comments, however the applicant must ensure this is suitably evidenced with records in strict accordance with ADC requirements for all future schemes.	
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			and have stated it is functioning as designed. Due to the design working well in practice intrusive checks will not be necessary.		
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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.

PL- Consultation- Engineers response

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: 24 March 2026 09:44

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: RE: Planning Consultation on: WA/3/26/DOC

Please find enclosed our consultants response recommending discharge of condition.

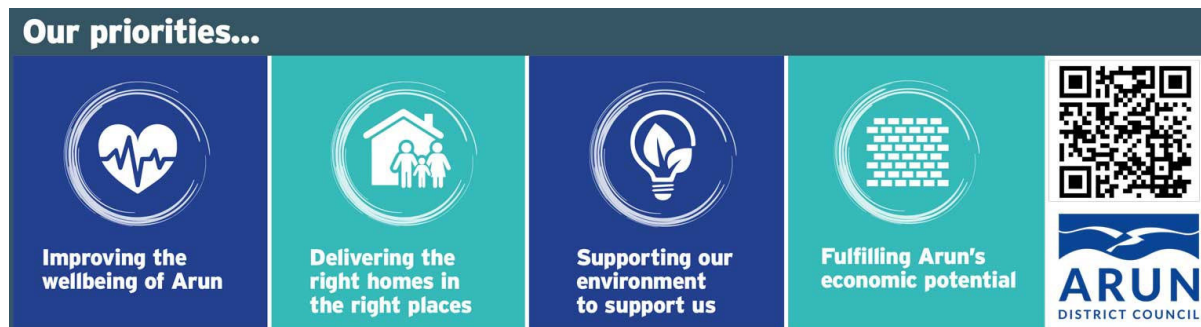
Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 29 January 2026 16:18

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: WA/3/26/DOC

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/3/26/DOC
Registered: 28th January 2026
Site Address: Land East of Tye Lane Walberton
Description of Works: Application for approval of matters reserved by condition relating to WA/124/23/S73 for condition 23(b)- SuDS scheme.

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 **12th February 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

Kathryn Welch

Planning Case Officer- Arun District Council

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLCONDOC (ODB) 2020