

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/43/26/DOC	Reviewer Reference:	ADC/EXT2/D2134/108
Planning Officer:	Kathryn Welch	Date of Review:	01.07.2026
Site Name:	Land West of Tye Lane Walberton		
Application Description:	Approval of details reserved by condition under WA/6/23/PL relating to conditions 12a- As Built Surface Water and 13- Prevention of Surface Water to Public Highways.		
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 12a: Further information required Condition 13: Further information required
-----------------	--

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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A
2. Interception drainage	N/A	N/A
3. Extreme Rainfall and Flooding	N/A	N/A
4. Water Quality	N/A	N/A
5. Amenity	N/A	N/A
6. Biodiversity	N/A	N/A
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	N/A

Reviewed Plans

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

- All hours in yellow
- Approved drainage design vs As-Built Survey. Sheet 1 of 9. Drg no. BSO/E5004/465 A, uploaded in 9 parts via public planning portal
- As built survey Drg no. 5080 S1 (36TL100B)
- Attenuation ponds comparison of approved design vs as-built survey. Drg no. BSO/E5004/470 A
- Domestic drainage layout. Sheet 1 of 9. Drg no. BSO/E5004/452 Q, uploaded in 9 parts via public planning portal
- Drainage catchment plan. Drg no. BSO/E5004/469 B
- Drainage design with approved landscape design. Sheet 1 of 9. Drg no. BSO/E5004/486 A, uploaded in 9 parts via public planning portal
- Open Space Proposals. Drg no. BDWS23688 20 Sheet 5
- Updated CCTV report 04.26
- Updated CCTV report 05.26

-As-built storm water drainage & SUDS Verification report. Rev A

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 12a:

-
-

The following plans/documents should be listed as approved in respect to condition 13:

-
-

Condition wording

Condition 12a is worded as follows:

“a) Immediately following implementation of the approved surface water drainage system for each design catchment 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. Where the design catchment is defined by ability of the system to operate in isolation from other approved design areas.

b) Prior to occupation of the final dwelling the developer/applicant shall provide as-built drawings of the full 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. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan”

Condition 13 is worded as follows:

“No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be first submitted to and approved in writing by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun 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 ... **West Sussex County Council Highways**
- ☐ None

Application Reference: WA/43/26/DOC Site Name: Land West of Tye Lane Walberton	Initial Issue Date: 01.07.2026 Issue Date: 01.07.2026 Reviewer Reference: ADC/EXT2/d2134/108
---	--

Summary and Recommendation:

Condition 12a: **Further information required**

Condition 13: **Further information required – West Sussex County Council Highways should also be consulted**

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		
Date:		23/04/2026	01.07.2026		
Condition Number: 12a					
Comment Number					
1	The verification report, item 1.6 advises the report only seeks verification for phase 1 of catchment area 1. With reference to RCP drawing BSO/E5004/469/B this cover the ORANGE hatched development area which includes the SUDS basins.				
2	A CCTV report has been included in appendix H, however the verification report does not comment on said report to summarise if any defects were highlighted and/or if any remedial works should be addressed.	Appendix H has been updated which provides extracts from the CCTV data concluding a number of defects, however no information has been provide to confirm if all defects have been actioned Comment outstanding.	No new information appears to be have provided to address this comment. Comment outstanding.		

3	Section 4.2 advises the SUDS basin base levels were approx. 100-200mm shallower and banks have been raised to mitigate. Whilst the summary of 4.3 is noted, this variation dictates that 1D modelling shall be reviewed to ensure there is are no increased risks of flooding elsewhere on/off site. In addition, further evidence of the basin installation shall be provided to demonstrate the liner and flotation design was also updated and is compliant.	No response or data appears to be have been submitted to address this fundamental comment. The as-built levels indicate the volume of storage may be reduced thus there may be a risk of flood occurrences. Comment outstanding.	Drawing 470/A has been provided detailing the as-built levels overlaid to the current design, however the applicant has not provided any summary. Please note the verification report dictate the reviewer to present their assessment. Comment outstanding.		
4	The purchase information for SUDS components is required.	No response or data appears to be have been submitted to address this fundamental comment. Comment outstanding.	The verification report, under SUDS construction section includes evidence of the basin liners, geotextiles, however other components are missing such as flow controls, headwalls which are required. Comment outstanding.		
Condition Number: 13					
Comment Number					
1.	As for condition 12a, comment 3 above, once this	Comment outstanding.	Comment outstanding. Please also consult		

	is resolved, this condition can be discharged.		WSCC Highways in respect to this condition.		
--	--	--	---	--	--

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>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 02 July 2026 10:50
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/43/26/DOC

Please find enclosed our consultants response.

Please also consult WSCC Highways in respect to condition 13.

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: 09 June 2026 13:03
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/43/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/43/26/DOC
Registered: 8th June 2026

Site Address: Land West of Tye Lane Walberton
Description of Works: Approval of details reserved by condition under WA/6/23/PL relating to conditions 12a- As Built Surface Water and 13- Prevention of Surface Water to Public Highways.

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 **23rd June 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