

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/44/25/PL	Reviewer Reference:	ADC/EXT2/88
Planning Officer:	Harry Chalk	Date of Review:	14/01/26
Site Name:	Longacres Eastergate Lane Walberton BN18 0BA		
Application Description:	Erection of 1 No. self build dwelling with associated parking and landscaping (resubmission following WA/101/24/PL). This application is a departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.		
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	No objection
-----------------	---------------------

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 likely result in an **objection** to an objection to a full or reserved matters planning application.

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.

A full written explanation of the assessment and response is given in the consultation comments to the planning officer.

Standard	Assessment	Response
1. Runoff destination	Compliant	No objection subject to conditions
2. Interception drainage	Compliant	No objection subject to conditions
3. Extreme Rainfall and Flooding	Compliant	No objection subject to conditions
4. Water Quality	Compliant	No objection subject to conditions
5. Amenity	Compliant.	No objection subject to conditions
6. Biodiversity	Compliant.	No objection subject to conditions
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection subject to conditions

Reviewed Plans

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

- SITE DRAINAGE STRATEGY 13467/1101 REVP2
- IMPERMEABLE CATCHMENT PLAN 13467/1102 REVP2
- PROPOSED GROUND FLOOR PLAN AND PROPOSED SOUTH AND WEST ELEVATIONS 3C
- PROPOSED FIRST FLOOR PLAN, PROPOSED NORTH AND EAST ELEVATIONS 4B
- Block and location plan 1b
- Existing location plan 5a
- Site plan 2E
- FRA AND DRAINAGE IMPACT ASSESSMENT
- DRAINAGE TECHNICAL NOTE
- IN SITU INFILTRATION TEST REPORT
- DRAINAGE CALCULATIONS
- GREENFIELD RUNOFF RATE ESTIMATION FOR SITE
- DAS
- Drainage technical note response 13 November 2025

Consultation comments to the planning officer

0. General

1. Runoff destination

- 1.1. Due to the high groundwater levels identified on site, infiltration is deemed not to be an option due to the inability to achieve one metre freeboard between peak groundwater levels and the bases of infiltration structures. The proposal is therefore to discharge to existing watercourse on the eastern boundary at a restricted rate.

2. Interception drainage

- 2.1. The development must demonstrate that the first 5mm of rainfall for the majority of rainfall events does not result in any runoff from the site. This is to replicate greenfield conditions. The use of permeable paving and a swale ensures that this is achieved

3. Extreme rainfall and flooding

- 3.1. It is noted that the calculations contained within the Drainage Technical Note show the final discharge flow exceeding 0.5l/s where no surcharged outfall is modelled. Given that the calculations that include a surcharged outfall show flows do not exceed 0.5l/s, this can be considered at a later stage under a discharge of condition application.

4. Water quality

- 4.1. A water quality assessment has been provided which demonstrates that the proposals meet the requirements.

5. Amenity

- 5.1. An assessment of amenity benefit has been submitted in order to assess the surface water drainage design in terms of achieving placemaking and environmental enhancement. Such opportunities within a development of this scale are limited. The proposals are acceptable.

6. Biodiversity

- 6.1. Any design shall maximise biodiversity benefits. Whilst the opportunity to provide benefits that are directly related to the drainage system are limited due to the scale of the development, it is clear that there are net biodiversity gains on the development as a whole therefore the proposals are acceptable.

7. Construction, operation, maintenance, decommissioning and structural integrity

- 7.1. The root protection zones have been shown on the drainage strategy drawing and demonstrate that the proposed drainage does not encroach on them. Given the proximity of the proposed cellular tank to the existing tree T6, an assessment should be made regarding the need for a root barrier, this can be considered at a later stage under a discharge of condition application. Flotation calculations have not been submitted in respect of the cellular tank, this can be considered at a later stage under a discharge of condition application.

8. Suggested conditions / Overcoming the objection

- 8.1. PCENG2 Details of Surface Water Scheme
8.2. PCENG3 Discharge/culverting of watercourses

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

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	 
---	--	--	--	---	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 15 January 2026 12:50
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/44/25/PL

Please find enclosed our consultants response, recommending approval subject to conditions.

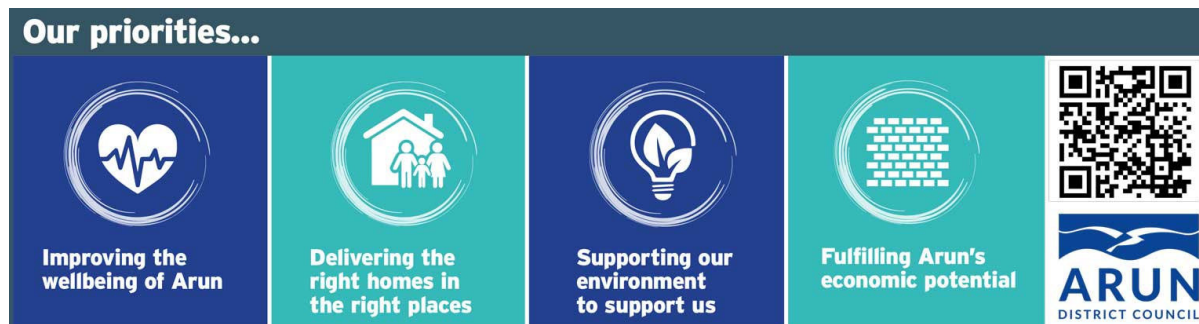
Regards

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



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

Sent: 01 December 2025 12:19

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

Subject: Planning Consultation on: WA/44/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/44/25/PL
Registered: 18th November 2025
Site Address: Longacres Eastergate Lane Walberton BN18 0BA
Grid Reference: 495792 106189
Category: Plan Applicat'n
Description of Works: Erection of 1 No self build dwelling with associated parking and landscaping (resubmission following WA/101/24/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.

I am able to inform you that I have received an amendment to the above application dated 18th December 2025 relating to:- Amended red edge and certificate and various amended documents

If you should wish to make further representations as a result of this amendment, please make any further comment by **4th January 2026**.

[Click here to view the application, documents and make further comments](#)

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body

of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Harry Chalk

Planning Case Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLRECON (ODB) 2018