

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/47/25/DOC	Reviewer Reference:	ADC/EXT2/D2134/79
Planning Officer:	Kathryn Welch	Date of Review:	11.09.2025
Site Name:	Land East of Tye Lane Walberton		
Application Description:	Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number 23(b) - implementation of the approved SuDS and condition number 25(b) - completed construction of the SuDS System.		
Assessment Number:	1 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - <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/> and <https://www.arun.gov.uk/land-drainage-consent/>

Arun District Council surface water pre-commencement conditions - <https://www.arun.gov.uk/planning-pre-commencement-conditions>

The SuDS Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' <https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf>

Response

Condition 23b [Phase 1 only]: **Objection**

Condition 25b [Phase 1 only]: **No objection**

Comments

The NPPF states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere (paragraph 173 and 180e). The PPG guides local planning authorities to refer to 'Sustainable drainage systems: non-statutory technical standards' 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.

This consultation has been primarily informed by The SuDS Manual.

The following documents have been submitted to support the application with reference to surface water drainage:

- SuDS Maintenance Schedule - Phase 1 (JL/183249-01C) (Part 1)
- SuDS Maintenance Schedule - Phase 1 (JL/183249-01C) (Part 2)
- SuDS Maintenance Schedule - Phase 1 (JL/183249-01C) (Part 3)

- Surface Water and SuDS Verification Report - version V.06 (Part 1)
- Surface Water and SuDS Verification Report - version V.06 (Part 2)
- Surface Water and SuDS Verification Report - version V.06 (Part 3)
- Surface Water and SuDS Verification Report - version V.06 (Part 4)
- Surface Water and SuDS Verification Report - version V.06 (Part 5)

Condition 23b [Phase 1 only]

Please refer to comments tracker

Condition 25b [Phase 1 only]

Requirements are met and we recommend this condition can now be discharged

Application Reference: WA/47/25/DOC Site Name: Land East of Tye Lane Walberton BN18 0LU	Initial Issue Date: 11.09.2025 Issue Date: 11.09.2025 Reviewer Reference: ADC/EXT2/D2134/79
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Summary and Recommendation:

Condition 23b [Phase 1 only]: **Objection**
Condition 25b [Phase 1 only]: **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	Designer Response	ADC Drainage Comments
Date	03.08.2023 [WA/17/23/DOC – Full Site]	15.11.2024 [WA/78/24/DOC]	20.05.2025 [WA/78/24/DOC]	02/06/2025	11.09.2025
Condition Number: 23b [SuDS Verification]					
	Initial/General				
1.	Firstly there is some uncertainty we are in receipt of all relevant information from the DOC application in pursuant of the drainage related conditions. It is requested that the applicant provide a supporting summary and full information by return.	A copy of the approved drawings has been supplied together with a phasing plan and maintenance schedule. Comment closed.			
2.	The verification report and supporting information does not meet the requirements of ADC verification guidance note (Surface water drainage Arun District Council).	It shall be noted that ADC's initial comments to planning application WA/17/23/DOC were submitted, however the applicant has not provided a formal response, therefore as expected, most comment remain unresolved. Comment outstanding.	As previously comment, ADC would expect a formal response to comments raised. Comment outstanding.	This comment is addressed by the other comments below - the ADC verification guidance note was reviewed & the documents amended inline with this	Comment closed.
	Verification Report				
3.	A maintenance section is included, however a bespoke maintenance report was previously prepared by the designer. Please review a one report should be presented to avoid confusion and/or conflicting information.	A verification report has been supplied by Barter Hill dated March 2023 and shall be reference to for this review. Comment closed.			
4.	A CCTV survey report has been provided but no video footage.	No CCTV has been supplied for phase 1. Comment outstanding.	A CCTV has been provided, however there is no associated reference plan nor is there any findings or recommendations if there may be remedial works summarised. Some of the footage shows leaves and detritus to be cleared. Comment outstanding.	Plan on phase 1 provided - same as plan included in appendix A. No remedial works required as this would be stated in the CCTV report.	The query has not been answered sufficiently. Comment outstanding.

5.	The report should demonstrate that the author is suitably qualified/experienced and has suitable insurance; the latter is unconfirmed.	Insurance detail are still missing. Comment outstanding.	The updated verification report has been supplied by Barter Hill dated July 2024 and shall be reference to for this review. Insurance detail are still missing. Comment outstanding.	Included in Appendix E	Comment closed.
6.	The report should confirm any differences between the drainage system as designed and as construction. It should demonstrate that any differences do not adversely affect the performance of the drainage system, including revised calculations if necessary. The report, whilst noted to be 'a live document' is nothing more than a few photos at this stage.	Whilst numerous photos have been provided the summary is missing. Comment outstanding.	Comment outstanding.	Summary provided at the foot of each photo. Additional paragraph 5.8 provided.	Comment closed.
7.	The report should include dates and records of inspections undertaken by the report author. 3 Inspections are listed in 6.5 yet there is no summary of findings.	4 inspections are listed in 6.6, again without a summary of findings. Comment outstanding.	Comment outstanding.	See Above	5.8 added. Comment closed.
8.	The report should include an As Built survey to the requirements listed in ADC verification guidance note. It is recommended that the author reviews this list are arranges the revised report accordingly.	Appendix D provides an as-built topographical survey however his only capture the swales and basins. No evidence has been provided to ascertain if the FFL's for plots, roads and how they compare to the SUDS permeable pavement and to ensure no increase in flood risk.	Additional as-built information has been provided for the road and FFL's, however as commented above, the reviewing engineer does not appear to have summarised the findings. Comment outstanding.	FFL survey included within Appendix F	Comment closed.
9.	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 tank has been installed in accordance with the approved drawing.	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.	Comment outstanding.	ADC verification guidance note reviewed & report amended inline with this. Maintenance section removed from verification report.	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.
10.	The purchase information for the all SUDS components is required.	Comment outstanding.	Comprehensive information has been provided for the permeable pavements, however the basin liners, flow controls and headwalls are missing. Comment outstanding.	Additional info from Barams added to Appendix	Comment closed.

11.	Evidence of permeable pavement installations must be provided to verify depths, etc.	Comment outstanding.	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.	Permeable paving installed to design & is functioning as designed	Where photographic evidence is missing, is there any data of materials ordered to justify depths to avoid intrusive checks? Comment outstanding.
12.	As constructed floor levels should also be verified/considered to ensure no increase in flood risk.	Comment outstanding.	Comment closed.		
13.	Page 24 photo evidence shows swale K/L to be incomplete.	The Barter Hill report includes numerous other photos which clearly show there are defects and issues that have not been flagged in the report. i.e. the main basin gabion barrier is incomplete on either sides where additional cages 'keyed in' will be required. Comment outstanding.	Comment outstanding.	Barter Hill have confirmed the scheme has been constructed in accordance with the drawings and fit for purpose	As above in item 9, the report contact does not demonstrate reviews have taken place. Merely stating its built to the drawings is not sufficient. Comment outstanding.
14.	Page 28 photo evidence shows headwall 1F detritus at the base.	As above. Comment outstanding.	Comment outstanding.	As per point 6	The query has not been answered sufficiently. Comment outstanding.
15.	The last 3 No pages are blank; is this intentional or is the report incomplete?	The verification report and supporting information does not meet the requirements of ADC verification guidance note (Surface water drainage Arun District Council). Comment outstanding.	Comment outstanding.	Amended	As above. Comment outstanding.
Condition Number: 25b [SuDS Maintenance and Management]					
1.	The Ardent report is noted to cover only phase 1 of the development. Please see previous note above in item 3.	The maintenance report has been reviewed against the requirements of ADC checklist PCENG4. The applicant is advised to review this to ensure the revised submission includes all items over and the above the comments raised below.		Checklist was completed & submitted previously	Comment closed.
2.		The maintenance manual must include all approved plans of the surface water drainage.	Comment outstanding.	Added	Comment closed.
3.		A plan showing maintenance responsibility must be included.	Comment outstanding.	Estate plan was included however as per comments 24/02/2024 this was amended to make it purely focused on SUDs. Conveyance plan added to pick up this comment.	Comment closed.

4.		A maintenance record pro-forma must be provided.	Comment outstanding.	Please see appendix D	Comment closed.
5.		There is no action plan for dealing with accidental spillages of pollutants.	Comment outstanding.	Please see Proposed Action Plan section on page 8 & appendix G	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.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 15 September 2025 10:59
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/47/25/DOC
Attachments: WA-47-25-DOC - East of Tye Lane .docx; WA-47-25-DOC - East of Tye Lane Comment Tracker.docx

Drainage Engineers response

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To register to receive notifications 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

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 12 September 2025 09:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/47/25/DOC

Please find enclosed our external consultants response.

Regards

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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: Friday, June 20, 2025 8:48:28 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/47/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/47/25/DOC
Registered:	18th June 2025
Site Address:	Land East of Tye Lane Walberton
Description of Works:	Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number 23(b) - implementation of the approved SuDS and condition number 25(b) - completed construction of the SuDS System.

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 **4th July 2025**.

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

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