

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/57/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	28/08/2026
Site Name:	Walberton Farm Yapton Lane Walberton BN18 0AS		
Application Description:	Approval of details reserved by condition under WA/95/24/PL relating to conditions 3- Foul Sewerage and 4- Surface Water Drainage .		
Assessment Number:	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 4: 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 (Chapter 18). 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant	No 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	Compliant	No objection

Reviewed Plans

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

- Construction Details Drg no. 2138/C1
- Foul and Surface Water Drainage Layouts Drg no. 2138/D3
- Summary of Results for 100 year Return Period (+45%)
- Summary of Results for 10 year Return Period (+45%)
- Summary of Results for 1 year Return Period (+45%)
- Summary of Results for 30 year Return Period (+45%)
- Summary of Results for 100 year Return Period (+45%)
- Summary of Results for 10 year Return Period (+45%)
- Summary of Results for 1 year Return Period (+45%)
- Summary of Results for 30 year Return Period (+45%)
- Response to Comment Tracker
- Microdrainage Descriptors
- Email subplans 17.8.26

Plans/Documents to be listed as approved

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

- Construction Details Drg no. 2138/C1
- Foul and Surface Water Drainage Layouts Drg no. 2138/D3

Condition wording

Condition 4 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 full details submitted for approval shall include:

- 1. Winter groundwater monitoring,*
- 2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,*
- 3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,*
- 4. Impermeable area plan,*
- 5. Calculations modelling the surface water drainage network for the following storm events:*
 - a) 100% Annual Exceedance Probability*
 - b) 10% AEP + climate change allowance*
 - c) 3.3% AEP + climate change allowance*
 - d) 1% AEP + climate change allowance*

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

- 6. Detailed drainage plans conforming to Local Planning Authority guidance,*
- 7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- 8. 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. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: In order to comply with Arun Local Plan policy WDM2 and the NPPF. This is required to be a pre-commencement condition because it is necessary to implement the foul and surface water drainage system prior to occupation of the building."

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/57/26/DOC Site Name: Walberton Farm Yapton Lane Walberton BN18 0AS	Initial Issue Date: 31/07/2026 Issue Date: 28/08/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

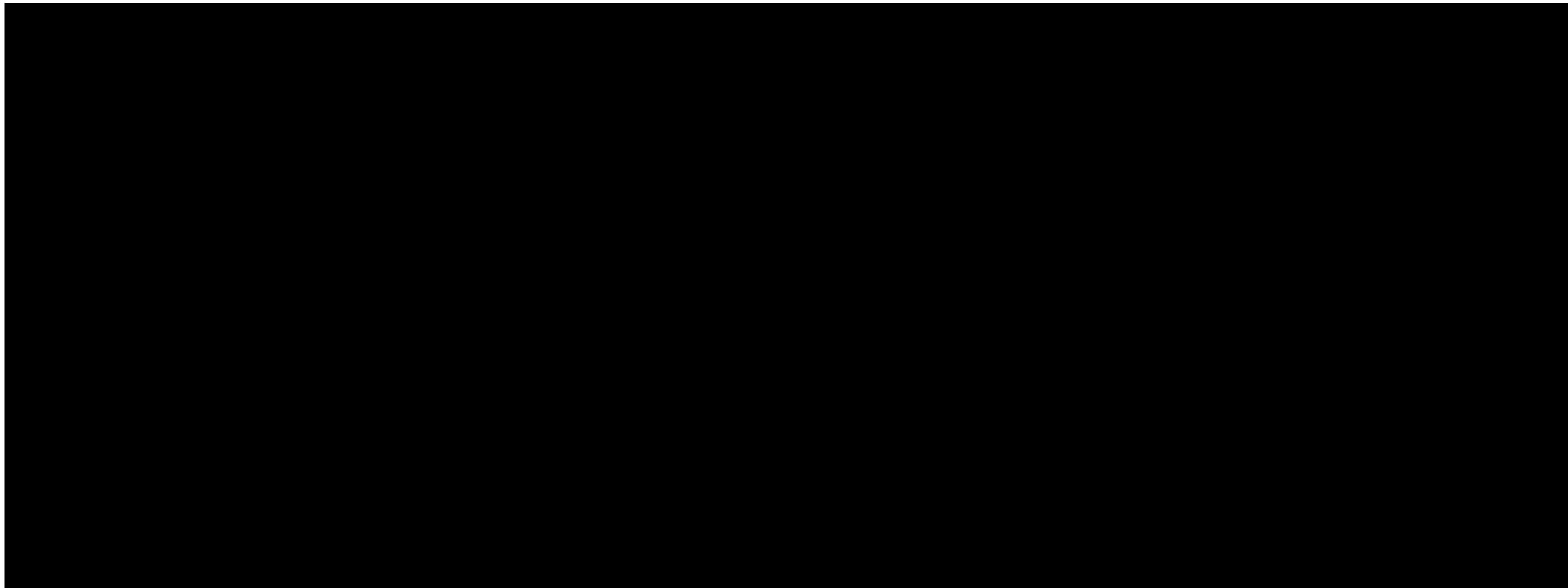
Condition 4: **No objection**

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	Designer Response	ADC Drainage Comments		
Date:	31/07/2026	14/08/2026	28/08/2026		
Condition Number:					
Comment Number					
1.	The rainfall profiles utilised are not the latest available version of FEH data. Acceptable Solutions are updating the dataset, comparing datasets to demonstrate robust assessment, or applying an additional factor of safety.	The latest rainfall data, as FEH22, has now been used in the calculations, however the software only details it as "FEH". The actual descriptors used are attached, as a pdf of the .csv file which Micro Drainage imports and recognises.	Comment closed.		
2.	The foul water drainage field should be moved to be 10m away from the surface water soakaways to separate infiltration zones.	The Drainage Layout Drawing has been updated to re-site the foul water drainage field to a distance of 10 metres minimum away from the surface water soakaways to separate infiltration zones. A note has been added to the drawing to reflect this.	Comment closed.		

3.	An impermeable areas plan is required by the condition to verify the calculations.	An impermeable areas section has been added to the Drainage Layout Drawing indicating which sections of the roof areas, and their actual area metres ² , drain to which infiltration structures. Each of the two actual roof areas has had the Urban Creep Allowance of +10% applied within the calculations to generate the full Contributing Impermeable Areas.	Comment closed.		
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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.



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...



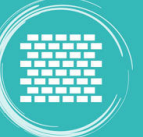
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 28 August 2026 15:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: WA/57/26/DOC

Please find enclosed our consultants response recommending discharge of condition 4.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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E: paul.cann@arun.gov.uk

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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: 25 August 2026 16:04

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To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: WA/57/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/57/26/DOC
Registered:	21st July 2026
Site Address:	Walberton Farm Yapton Lane Walberton BN18 0AS
Grid Reference:	497995 105481
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition under WA/95/24/PL relating to conditions 3- Foul Sewerage and 4- Surface Water Drainage.

I am able to inform you that I have received an amendment to the above application dated 17th August 2026 relating to: Substitute and Supplement Drainage Documents and Plans

If you should wish to make further representations as a result of this amendment, please make any further comment by **9th September 2026**.

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

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.

Yours sincerely

Amber Willard

Planning Case Officer-Arun District Council

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Email: amber.willard@arun.gov.uk

PLRECON_DOC (ODB) 2020