

## Engineers Comments Regarding Surface Water Drainage

|                                 |                                                                                                                                            |                            |             |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------|
| <b>Application Reference:</b>   | WA/57/26/DOC                                                                                                                               | <b>Reviewer Reference:</b> | ADC/EXT5/AF |
| <b>Planning Officer:</b>        | Amber Willard                                                                                                                              | <b>Date of Review:</b>     | 31/07/2026  |
| <b>Site Name:</b>               | Walberton Farm Yapton Lane Walberton BN18 0AS                                                                                              |                            |             |
| <b>Application Description:</b> | Approval of details reserved by condition under WA/95/24/PL relating to conditions 3- Foul Sewerage and <b>4- Surface Water Drainage</b> . |                            |             |
| <b>Assessment Number:</b>       | 1                                                                                                                                          |                            |             |

### 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: **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](mailto:land.drainage@arun.gov.uk) if needed.

| Standard                                                                          | Assessment   | Response                   |
|-----------------------------------------------------------------------------------|--------------|----------------------------|
| 1. Runoff destination                                                             | Compliant    | <b>No objection</b>        |
| 2. Interception drainage                                                          | Compliant    | <b>No objection</b>        |
| 3. Extreme Rainfall and Flooding                                                  | Insufficient | <b>Further Information</b> |
| 4. Water Quality                                                                  | Compliant    | <b>No objection</b>        |
| 5. Amenity                                                                        | N/A          |                            |
| 6. Biodiversity                                                                   | N/A          |                            |
| 7. Construction, operation, maintenance, decommissioning and structural integrity | Insufficient | <b>More Information</b>    |

## Reviewed Plans

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

- Foul and Surface Water Drainage Layouts. Drg no. 2138/D1
- Construction Details. Drg no. 2138/C1
- Drainage Statement
- Percolation Tests Trial Pit TP 1
- Percolation Tests Trial Pit TP 2
- Percolation Tests Trial Pit TP 3 (Foul)
- Percolation Tests Trial Pit TP 4
- Percolation Tests Trial Pit TP 5 (Foul)
- 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%)
- Groundwater Monitoring. 26th January 2024
- Soil Infiltration Testing in 2024 (TP 1-TP 3) and in 2026 (TP 4 - TP 5).

#### Plans/Documents to be listed as approved

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

- N/A

#### 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<br>Site Name: Walberton Farm Yapton Lane Walberton BN18 0AS | Initial Issue Date: 31/07/2026<br>Issue Date: 31/07/2026<br>Reviewer Reference: ADC/EXT5/AF |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

### Summary and Recommendation:

#### Condition 4: Further information required

*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 |  |  |  |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--|--|--|
| Date:               | 31/07/2026                                                                                                                                                                                                                       |                   |  |  |  |
| Condition Number: 4 |                                                                                                                                                                                                                                  |                   |  |  |  |
| 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. |                   |  |  |  |
| 2.                  | The foul water drainage field should be moved to be 10m away from the surface water soakaways to separate infiltration zones.                                                                                                    |                   |  |  |  |
| 3.                  | An impermeable areas plan is required by the condition to verify the calculations.                                                                                                                                               |                   |  |  |  |

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](mailto:land.drainage@arun.gov.uk).

**From:** Elaine Walby on behalf of Planning.Responses  
**Sent:** 06 August 2026 15:41  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: WA/57/26/DOC  
**Attachments:** WA-57-26-DOC - Walberton Farm-1.docx

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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<https://www1.arun.gov.uk/planning-application-finder>

**Our priorities...**

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|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Improving the wellbeing of Arun</b> | <br><b>Delivering the right homes in the right places</b> | <br><b>Supporting our environment to support us</b> | <br><b>Fulfilling Arun's economic potential</b> | <br><b>Our core foundations</b> | <br> |
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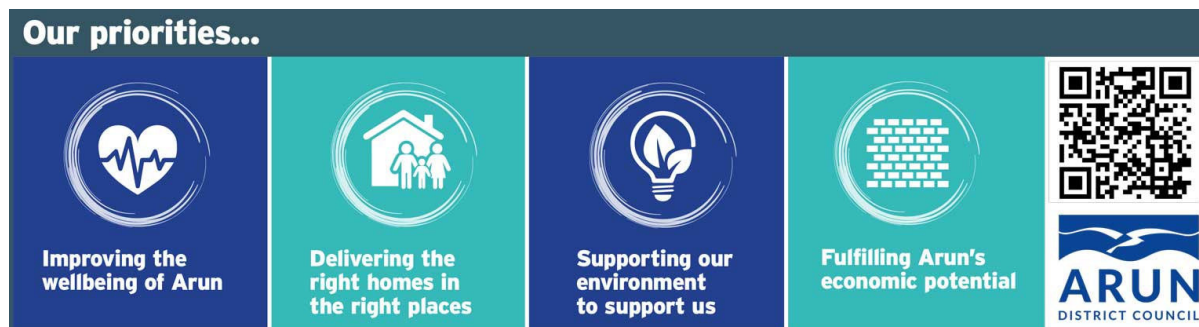
**From:** Paul Cann <Paul.Cann@arun.gov.uk>  
**Sent:** 05 August 2026 11:26  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Land Drainage <Land.Drainage@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>  
**Subject:** RE: Planning Consultation on: WA/57/26/DOC

Please find enclosed our consultants response, further information required.

Regards

**Paul Cann**  
**Principal Drainage Engineer, Coastal Engineers and Flood Prevention**

T: 01903 737819  
E: [paul.cann@arun.gov.uk](mailto:paul.cann@arun.gov.uk)



**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 23 July 2026 12:01

**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>

**Subject:** Planning 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

**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.

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](mailto:planning.responses@arun.gov.uk) by **6th August 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

Amber Willard

Planning Case Officer- Arun District Council

Telephone: 01903 737942

Email: [amber.willard@arun.gov.uk](mailto:amber.willard@arun.gov.uk)

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