

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/60/26/PL	Reviewer Reference:	ADC/EXT2
Planning Officer:	Kathryn Welch	Date of Review:	18/08/2026
Site Name:	Land south of the Black Horse Pub Binsted Lane Binsted BN18 0LP		
Application Description:	Siting of 6 No. glamping pods with associated structures, access, car parking and landscaping (retrospective). This application may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.		
Assessment Number:	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	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 (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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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:

- Drainage Design Drg no. 101 Rev 3
- Construction Details Drg no. 301 Rev 2
- Impermeable Areas And Overland Flow Route Plan Drg no. 401 Rev 2
- Drg No. 001 Proposed pedestrian route in the event of a flood even on Binsted Lane
- Location Plan Drg no. 148_01
- SuDS and Drainage Report V4
- FRA
- C3944 FLOW
- Groundwater Monitoring
- Supplementary statement to FRA

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

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Consultation comments to the planning officer

0. General

- 0.1. The proposed ditch works will be subject to Arun District Council Byelaw consent, this will need to be applied for separately
- 0.2. Various documents related to flood risk have been submitted and it is acknowledged that Binstead Lane is considered to be at risk of flooding from surface water. The submitted documents address this and confirm that whilst vehicular access may be impeded during a flood event, a "dry route is available for pedestrians to leave the site,

1. Runoff destination

- 1.1. The discharge flow rate referenced in the submitted report is 1.9l/s but the calculations and drawings are based on 0.5l/s. Whilst 0.5l/s is marginally more than Qbar, it is acceptable.

2. Interception drainage

- 2.1. No comments

3. Extreme rainfall and flooding

- 3.1. A surcharged outfall does not appear to have been modelled, this can be dealt with as part of the DOC application

4. Water quality

- 4.1. No comments

5. Amenity

- 5.1. No comments

6. Biodiversity

- 6.1. No comments

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

- 7.1. Buoyancy calculations have not been included for the basin liner but the recorded groundwater levels are not significantly above the base level, this can be dealt with as part of the DOC application.

8. Suggested conditions

ENGD1

Scheme for disposal Surface Water Drainage (with PCENGD2)

Immediately following implementation of the approved surface water drainage system, and within 3 months of the approval of condition X (I.e. PCENG2B), the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme (construction modified as necessary/required to comply with the approved drainage design, 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 and in accordance with Arun Local Plan policies W SP1, W DM1, W DM2 and W DM3.

PCENG2B

Full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority prior to the 1st December 2026. The detailed design must be based upon and build on the surface water information submitted pursuant to condition 1/application ref (CHANGE AS APPROPRIATE). The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Hydraulic modelling against a surcharged outfall.
4. Buoyancy calculations for the proposed basin.
5. 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. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: In order to comply with Arun Local Plan policies (INSERT POLICIES) and the NPPF.

PCENG3 Engineers- Discharge/culverting of Watercourses

Details to be submitted to and approved in writing by the Local Planning Authority prior to the 1st December 2026 for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010 can be fulfilled without additional impediment following the development completion.

PCENG4 Engineers (Drainage) Maintenance Manual

Full details of the maintenance and management of the surface water drainage system is to be set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority, prior to the 1st December 2026. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

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

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

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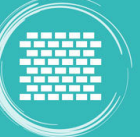
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Supporting our environment to support us



Fulfilling Arun's economic potential



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 20 August 2026 09:16
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/60/26/PL

Please find enclosed our consultants response, no objection subject to conditions.

The conditions also reflect the fact that the development is substantially constructed. It is very likely that remedial works/alterations will be required and this will be dependent on the discharging of conditions and Land Drainage Byelaw Consent approval.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Supporting our environment to support us



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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 29 July 2026 13:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/60/26/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	WA/60/26/PL
Registered:	27th July 2026
Site Address:	Land south of the Black Horse Pub Binsted Lane Binsted BN18 0LP
Grid Reference:	498080 106379
Description of Works:	Siting of 6 No. glamping pods with associated structures, access, car parking and landscaping (retrospective). This application may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and 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.

Should you have any comments to make, these should be sent by replying to this email by 27th August 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

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 Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk