

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/62/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	29/05/2026
Site Name:	Brookfield Farm Eastergate Lane Walberton BN18 0BA		
Application Description:	Approval of details reserved by condition imposed under reference WA/43/25/S73 relating to condition number 3 - proposed surface water drainage scheme and condition number 4 - discharge flows to watercourses.		
Assessment Number:	4		

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 3: No objection 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 (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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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:

- Technical Statement Surface Water Drainage Rev 04 May 2026
- Maintenance and Management Plan JOF0195
- Land Drainage Approval Letter 7.5.26
- Land Drainage Consent 7.5.26
- Drainage Engineers response
- Engineers response

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 3:

- Technical Note – Surface Water Drainage Statement REV4 dated 04 May 2026

- JOF0195-DR-SWD-001 REV P07
- JOF0195-DR-SWD-002a REV P03
- JOF0195-DR-SWD-002b REV P03
- JOF0195-DR-SWD-002c REV P01
- JOF0195-DR-SWD-002d REV P01
- JOF0195-DR-SWD-003a REV P06
- JOF0195-DR-SWD-003b REV P04
- JOF0195-DR-SWD-004 REV P06
- JOF0195-DR-SWD-005 REV P04
- JOF0195-DR-SWD-006 REV P01
- JOF0195-DR-SWD-007 REV P03
- JOF0195-DR-SWD-008 REV P04
- JOF0195-DR-SWD-009 REV P03
- JOF0195-DR-SWD-010 REV P03
- MAINTENANCE AND MANAGEMENT REF. JOF0195-MMP-SWD-001 REV (-)

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

- Technical Note – Surface Water Drainage Statement REV4 dated 04 May 2026
- JOF0195-DR-SWD-001 REV P07
- JOF0195-DR-SWD-002a REV P03
- JOF0195-DR-SWD-002b REV P03
- JOF0195-DR-SWD-002c REV P01
- JOF0195-DR-SWD-002d REV P01
- JOF0195-DR-SWD-003a REV P06
- JOF0195-DR-SWD-003b REV P04
- JOF0195-DR-SWD-004 REV P06
- JOF0195-DR-SWD-005 REV P04
- JOF0195-DR-SWD-006 REV P01
- JOF0195-DR-SWD-007 REV P03
- JOF0195-DR-SWD-008 REV P04
- JOF0195-DR-SWD-009 REV P03
- JOF0195-DR-SWD-010 REV P03
- MAINTENANCE AND MANAGEMENT REF. JOF0195-MMP-SWD-001 REV (-)

Condition wording

Condition 3 is worded as follows:

"No development shall commence (apart from the enabling works -listed below) until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (a) site investigations or surveys;*
- (b) ecological preparation works;*
- (c) the provision of security fencing, hoarding and sales signage;*
- (d) the clearance of the site;*
- (e) the provision of any temporary site point of access for construction traffic; and*
- (f) provision of temporary Welfare & Accommodation*
- (g) temporary builders supply (electricity, water, data etc)*
- (h) works connected with ground infilling or regrading*
- (i) works to remove soil mounds and any associated levelling and remediation*
- (j) topsoil strip and re-grading of levels, (k) any temporary construction road or "haul road" to facilitate enabling works*
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development*

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works."

Condition 4 is worded as follows:

"The development shall not proceed (apart from the enabling works -listed below) until details have been submitted to and approved in writing by the Local Planning Authority 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. For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (a) site investigations or surveys;*
- (b) ecological preparation works;*
- (c) the provision of security fencing, hoarding and sales signage;*
- (d) the clearance of the site;*
- (e) the provision of any temporary site point of access for construction traffic; and*
- (f) provision of temporary Welfare & Accommodation*
- (g) temporary builders supply (electricity, water, data etc)*
- (h) works connected with ground infilling or regrading*
- (i) works to remove soil mounds and any associated levelling and remediation*
- (j) topsoil strip and re-grading of levels,*
- (k) any temporary construction road or "haul road" to facilitate enabling works*
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development*

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. 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. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing."

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/62/25/DOC Site Name: Brookfield Farm Eastergate Lane Walberton BN18 0BA	Initial Issue Date: 03/11/2025 Issue Date: 29/05/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 3: **No objection**

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.

REFER TO UPLOADED DOCUMENT 'Drainage Engineers response' (19/03/2026) FOR THE REST OF THE COMMENTS

	ADC Drainage Comments	ADC Drainage Comments	ADC Drainage Comments	ADC Drainage Comments	
Date:	03/11/2025	09/01/2026	16/03/2026	29/05/2026	
Condition Number: 3					
Comment Number					
1. (Formally comment 2)	The discharge rate of 2 l/s to the watercourse exceeds QBAR and potentially the 3 ls/ha requirements. This rate has been proposed in order to maximise the flow control opening diameter. However, this will need to be adjusted to ensure a maximum flow rate of QBAR or 3 ls/ha (whichever is greater). The flow control opening will require anti-blockage	Note the design storm surcharged model currently shows a peak outfall flow of 0.3 l/s, which is acceptable. The flow control chamber and basin outlet currently do not incorporate measures to protect from blockage of the flow control device or mitigation for the potential hazard from blockage. Measures to restrict items	Measures to reduce the risk of blockage do not appear to have been incorporated. There is no mesh/grill or other barrier between the open water feature and the flow control device. The flow control device product ref / spec is not shown on the drainage drawing or construction detail. The design flow is lower than usually supported	Blockage protection is now incorporated and the flow control specified. Comment closed.	

	measures to be incorporated (to be fully detailed). Due to high groundwater levels, it is likely that runoff from areas other than impermeable surfaces, will contribute as inflow into the Suds system during extreme events (see item 3.29 of the National Standards for SuDS). This will need to be accounted for in the hydraulic model calculations and also in the calculations for the allowable greenfield run off rate. See also; Contributing areas Arun District Council Fully detailed calculations are required to support the revised greenfield runoff rate. Designer Response 23/12/2025 The discharge rate was reviewed to a maximum of 3 l/s/ha, which equates to a total of 0.42 l/s. Due to a surcharged outfall being included, the final discharge rate is much lower. Anti-blockage measures include an overflow pipe in the flow control chamber. As advised	which could block the flow control chamber should be installed at the basin outlet and a high level overflow, weir wall or similar feature should be added to the flow control chamber. Designer Response In the previous design, the height of the chamber was a limitation and the reason why an overflow pipe was not included in the previous design. In this new revision of the design, the cover level of the chamber was however further raised to allow for an overflow pipe.	by the type of flow control product noted. The design should be clarified. Designer Response - None		
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	by the LPA, interception trenches and an interception trench have been strategically located across the site, to intercept overland flows, so these can bypass the drainage system and be directed into the ditch that bounds the site to the south. These areas were not therefore included in the greenfield runoff rate calculations, but they are included in the catchment plan				
2. (Formally 34)		New Comment: The Management plan should clarify which drainage assets are in private ownership and which are a Management Company responsibility. This can be clarified on a plan. The Management Plan should be a stand-alone document which can be passed to the Management Company and home owners to implement. Designer Response A standalone management plan is already included. This was tweaked to state whether the drainage	The MMP should not be an appendix to a DoC report. Separate documents are necessary with the MMP including the necessary plans and supporting information. Designer Response – None	Comment closed.	

		assets is private or shared. As stated in the maintenance plan, all shared items will be maintained by a maintenance company, where as the maintenance of the private items will remain at the discretion of the owner(s). An ownership plan has also been created as standalone drawing ref. JOF-DR-SWD-009.			
3.					
Condition Number: 4					
Comment Number					
1.	Northern boundary cut off drain (overland flows); a) Notes on drainage layout plan in respect to construction are noted. However, the intention would be to ensure that flows to the ditch are slowed as much as possible to reduce flood risk downstream. Therefore, a perforated pipe in the gravel trench should be omitted and the trench filled with granular material only. b) Fully	We await confirmation of Land Drainage Bylaw Consent. Designer Response We have now addressed all comments from Paul Cann, which were provided in the body of an email. The ditch was reprofiled further downstream to ensure all headwalls achieve a clearance of 150mm to bed level, amongst others	The submission is noted. We await confirmation of Land Drainage Bylaw Consent.	Received, comment closed.	

	detailed construction detail is required of the granular trench, clearly specifying the fill material and an impermeable geomembrane wrap to sides and base to prevent groundwater being drained. c) Specify formation levels trench at 10 m centres, including gradient/s. d) Incorporate a diffuser unit at the downstream end of the trench to accommodate the outlet pipe to the ditch (ensuring sufficient cover to unit).Also, provide a construction detail. e) Specify pipe diameter, material, gradient and invert levels of outlet pipe between diffuser unit and ditch. Include construction detail for pipe bedding (class Z) and headwall. f) As much freeboard as possible is required between ditch bed and pipe invert (absolute minimum 150mm). Indicate ditch bed level at point of connection. g) On the assumption that the headwall structure will not				
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	encroach into the profile of the ditch then Land Drainage Consent from the Lead Local Flood Authority will not be required. However, consent under our Land Drainage Byelaws Byelaws Arun District Council will be required and any approval will need to be submitted with the next resubmission. Please email land.drainage@arun.gov.uk for an application form and accompanying guidance notes Designer Response 23/12/2025 This has now been done. There's only a perforated pipe at the downstream end to enable runoff to outflow. b) This has now been done. Details included in drawing JOF0195-DR-SWD-002a. A total of 3 no. types of granular trenches are included, depending on the location (mostly related to the upper part). c) This has now been included in drawing				
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	JOF0195-DR-SWD-008 D) A perforated stubb pipe wrapped in a geo-textile membrane is preferred. E) No longer applicable. However, a detail of Class Z bedding and bagwork headwall are now included. This has been achieved on most headwalls, apart from headwall ref. FT_602. The form for the application of the headwalls will be submitted to Arun DC land drainage				
2.	Re-profiling of the southern boundary ditch is noted to accommodate the proposed SuDS outfall pipe. However, an absolute minimum 150mm freeboard is required between pipe invert and ditch bed. This is currently not being achieved. A longitudinal section (existing & proposed bed levels), together with suitable cross sections are required to support the re-profiling proposal. The proposal must ensure that the stability of the banks	The LLFA LDA Consent is noted. We await confirmation of Land Drainage Bylaw Consent. Designer Response New drawings with comments addressed to be sent via email in due course. The details on the bagwork headwalls have also been elaborated.	The submission is noted. We await confirmation of Land Drainage Bylaw Consent.	Received, comment closed.	

	are not compromised. Impact on any existing trees also need to be considered. The invert level of the existing culvert under Eastergate Lane must be included on the longitudinal section. The reprofiling may require Land Drainage Consent from the Lead Local Flood Authority. If so, evidence of consent approval will be required. It appears that the outfall headwall is proposed to be set back from the ditch. Consent will be required under our Land Drainage Byelaws for the outfall structure which will require full construction details of the bank modifications and bagwork reinforcement will be required. Confirmation of approval will need to be submitted with the next resubmission. Please email land.drainage@arun.gov.uk for an application form and accompanying guidance notes. Designer Response 23/12/2025				
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	The reprofiling of the ditch was approved by West Sussex Council. A freeboard of 150mm is now being achieved under the new revision. The reprofiling of the watercourse was approved by the LLFA. Minimal adjustments of the ditch bottom are sought.				

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.

PL- Consultation- Engineers response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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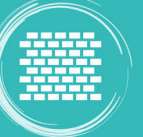
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 29 May 2026 14:00
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/62/25/DOC

Please find enclosed our consultants response recommending discharge of conditions 3 and 4.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

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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: 11 May 2026 13:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: WA/62/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/62/25/DOC
Registered:	24th July 2025
Site Address:	Brookfield Farm Eastergate Lane Walberton BN18 0BA
Grid Reference:	496120 106150
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under reference WA/43/25/S73 relating to condition number 3 - proposed surface water drainage scheme and condition number 4 - discharge flows to watercourses.

I am able to inform you that I have received an amendment to the above application dated 7th May 2026 relating to: Substitute and supplementary drainage documents

If you should wish to make further representations as a result of this amendment, please make any further comment by **26th May 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

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