

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/64/26/TDC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Davis	Date of Review:	20/08/2026
Site Name:	Stoneybrook Farm Eastergate Lane Walberton BN18 0BA		
Application Description:	Technical Details Consent for a single self-build dwelling and detached garage following Permission in Principle application WA/79/23/PIP. This application is in CIL Zone 3 and is CIL liable (new dwelling).		
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	Objection
----------	-----------

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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Objection
2. Interception drainage	Compliant	No objection subject to condition
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Compliant	No objection subject to condition
5. Amenity	Compliant	No objection subject to condition
6. Biodiversity	Compliant	No objection subject to condition
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No objection subject to condition

Reviewed Plans

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

- Location Plan Drg no. 4470-800 Rev A
- Flood Risk Assessment & Drainage Strategy. 29.07.2026 Rev B
- Email with updated FRA to include Lidsey 29.07.26
- Email with updated drawings 28.07.2026

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- N/A

Consultation comments to the planning officer

0. General

- 0.1. Planning in Principle was granted under WA/79/23/PIP. This technical details application must provide full details of the sustainable drainage scheme akin to a full planning consent.
- 0.2. A flood risk assessment and drainage strategy is provided with the application and contains drainage design and calculations.
- 0.3. The site is not at significant risk of flooding from external flooding as indicated by the information provided within the FRA and our datasets.
- 0.4. The consented development to the south, Stoneybrook Farm WA/108/24/PL, has a proposed SuDS attenuation basin and discharge to the ordinary watercourse to the south. The technical details are not yet approved and the works to drain this PIP development may be dependant upon the development to the south receiving approvals and being constructed prior to the PIP development.

1. Runoff destination

- 1.1. No rainwater harvesting provision is shown on the drainage layout plans. Plans and details of the proposed measures for reuse of rainwater should be provided as part of a technical design.
- 1.2. The proposed runoff destination is to the sustainable drainage system proposed for the development to the south, under then same ownership. Shallow groundwater levels are noted based upon ground investigation for the development to the south. The data is provided with the current application but not the location of testing.
- 1.3. A comparison of the ground levels at the PIP site and development site to the south (including the groundwater monitoring locations) should be provided to demonstrate the same constraints preclude shallow infiltration at the PIP site. A significant variation in ground level may allow for shallow infiltration at the PIP via permeable pavement or swale.
- 1.4. If infiltration is not feasible, the proposed discharge to the existing watercourse to the south is acceptable.
- 1.5. The runoff destination is not currently demonstrated to be in accordance with the requirements of the NSfS Standard 1. Therefore, we **object** to the application.

2. Interception drainage

- 2.1. Interception drainage is provided by permeable paving, small scale landscaping features / rain gardens and a long swale between the PIP site and the attenuation basin for the site to the south.
- 2.2. The site might be suitable for shallow infiltration and this would also improve interception.
- 2.3. The current proposals are acceptable in principle but detailed design is not provided with the submission.
- 2.4. The swale may need to be lined to resist groundwater ingress. Construction details should be provided for all elements as part of a technical design to discharge planning conditions.

3. Extreme rainfall and flooding

- 3.1. The proposal to discharge runoff to the proposed SuDS basin at the site to the south makes the PIP site reliant upon the proposed works to the south being implemented. That design is currently at discharge of conditions stage with outstanding comments on the technical design and the recent application to discharge Condition 3 (surface water drainage) of WA/108/24/PL has been refused. The downstream works may therefore alter or potentially not proceed and the approval of this technical details application should not be granted prior to the discharge of conditions approval for the downstream works.

3.2. The joint drainage system needs to be assessed as a single network to ensure the combination of drainage works functions adequately and in accordance with the SuDS standards. The information provided should therefore include drained areas and drainage details for both systems to clarify the combined design. Nodes and pipe references should also be clearly shown on the drainage layout plan including any storage and flow control references.

3.3. The design to manage extreme rainfall is not currently demonstrated to be in accordance with the requirements of NSfS Standard 3. Therefore, we **object** to the application.

4. Water quality

4.1. The measures to mitigate pollution through the sustainable drainage system are acceptable subject to technical design.

5. Amenity

5.1. The measures incorporate to promote amenity through the sustainable drainage system are acceptable subject to technical design.

6. Biodiversity

6.1. There is a BNG exemption statement submitted with the application on the basis of self-build.

6.2. Biodiversity would be enhanced by introduction of surface SuDS features such as rain gardens and the swale and are acceptable subject to technical design.

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

7.1. There are no significant concerns about the construction, operation and decommissioning of the proposed drainage scheme.

7.2. Structural integrity may be influenced by shallow groundwater and this risk can be addressed through robust technical design controlled by planning conditions.

7.3. A maintenance plan is included in the drainage report which is suitable for householder maintenance.

8. Suggested conditions / Overcoming the objection

8.1. As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

8.2. The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.

8.3. If you are minded to allow the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection. Please do not allow the applicant to submit further documents without prior discussion as to whether it will be possible for these to be assessed or influence your determination.

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

PL- Consultation- Engineers response

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...



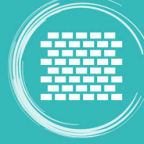
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 20 August 2026 15:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/64/26/TDC

Please find enclosed our consultants response, an objection.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

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



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: 29 July 2026 14:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: WA/64/26/TDC

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

Technical Details Consent

Application No:	WA/64/26/TDC
Registered:	29th July 2026
Site Address:	Stoneybrook Farm Eastergate Lane Walberton BN18 0BA
Grid Reference:	496045 106057
Description of Works:	Technical Details Consent for a single self-build dwelling and detached garage following Permission in Principle application WA/79/23/PIP. This site falls within CIL Zone 3 and is CIL liable (new dwelling).

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.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk