

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/64/26/TDC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Davis	Date of Review:	14/09/2026
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:	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	No objection subject to condition
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 condition
2. Interception drainage	Compliant	No objection subject to condition
3. Extreme Rainfall and Flooding	Compliant	No objection subject to condition
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
- Land Drainage Consent Letter for the site to the South**
- Land Drainage Consent for the site to the South**
- Applicant Response to Drainage Objection inc Amended Plans**
- Revised SuDS report as submitted with WA/79/26/DOC**

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- Drawing A001-013/500 Rev A Proposed Surface Water Drainage Sheet 1 of 2
- Drawing A001-013/501 Rev A Proposed Surface Water Drainage Sheet 2 of 2

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. The site is not at significant risk of flooding from external flooding as indicated by the information provided within the FRA and our datasets.
- 0.3. 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.
- 0.4. We have reviewed the SUDS report dated 24 August 2026 and the Response to comments letter report dated 25 August 2026.

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 which can be water butts for small scale residential use.
- 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. From further review of the ground profile and known information the likelihood of a successful infiltration solution on this site where it was not feasible on the development to the south is low. The proposed discharge to the existing watercourse to the south is therefore acceptable.

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 current proposals are acceptable in principle. 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. Works should not commence until the downstream works and outfall are installed.
- 3.2. The joint drainage system has now been assessed as a single network to ensure the combination of drainage works functions adequately and in accordance with the SuDS standards.

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 planning stage. A detailed maintenance plan can be provided as part of the technical design.

8. Suggested conditions / Overcoming the objection

8.1. The following condition is proposed to control the technical design and implementation of the sustainable drainage system and the successful long term management and maintenance of the system.

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. Detailed drainage plans and details conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Impermeable area plan,
4. 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, and d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,
5. A Maintenance Plan for the drainage system,
6. Confirmation by survey that the downstream works which facilitate the proposed drainage outlet are installed.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. 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: 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 and the NPPF. 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.

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



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 21 September 2026 16:24
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, no objection subject to a condition being applied.
Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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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: 03 September 2026 16:34
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 AND COUNTRY PLANNING ACT 1990

Application No: WA/64/26/TDC
Registered: 29th July 2026
Site Address: Stoneybrook Farm Eastergate Lane Walberton BN18 0BA

Grid Reference: 496045 106057
Category: Technical Details
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 application is in CIL Zone 3 and is CIL liable (new dwelling).

I am able to inform you that I have received an amendment to the above application dated 28th August 2026 relating to:- Response to Drainage Objection

If you should wish to make further representations as a result of this amendment, please make any further comment by **18th September 2026**.

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

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Mr S Davis

Planning Case Officer- Arun District Council

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Email: Simon.Davis@arun.gov.uk

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