

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/68/26/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hebe Smith	Date of Review:	07/09/2026
Site Name:	The Greenway West Walberton Lane Walberton BN18 0QS		
Application Description:	Construction of a self-build/custom build single dwelling, with garage outbuilding and associated works. This is a departure from the local development plan and is in CIL Zone 3 and is CIL liable as a 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant	No objection subject to condition
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 subject to condition

Reviewed Plans

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

- Topographic Land Survey Dwg no. 25371 - The Greenway
- FRA
- Engineers comments on WA/33/26/PL
- Signed S106 agreement for WA/33/26/PL
- FRA and Drainage Strategy Issue 4**
- Supplementary Drainage Plan Access Road 2026-6947-C-004**
- Response to Drainage Comments**

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved:

- Drawing 2026-6947-C-003 Revision B: Preliminary Drainage Design

Consultation comments to the planning officer

0. General

- 0.1. We note the previous application under WA/33/26/PL (withdrawn) and our comments on that submission. The current proposed development is the same plan layout.
- 0.2. The proposals will affect drainage on and around the site, therefore the development will require sustainable drainage in accordance with NPPF Section F8. The development is non-major and the measures should be proportionate to the nature and scale of development.
- 0.3. The development is not at significant risk of flooding from external sources and no further assessment of external flood risk is required.
- 0.4. The application site is in the Lidsey Wastewater Treatment Catchment Area. This catchment is the subject of a surface water management plan due in part to the recognised history of foul sewer flooding.
- 0.5. The existing trees adjacent to the access drive have root protection areas that requires root protection / 'no dig' construction.
- 0.6. The application is supported by a Flood Risk Assessment and Drainage Strategy [FRADS] which is updated following our comments on the previous application.
- 0.7. Please note two versions of Engineers Comments Assessment Number 1 appear on the Planning File, the version dated 21/08/2026 was updated following provision of a higher resolution version of the FRADS and supersedes the version dated 17/08/2026.
- 0.8. We have reviewed the Supplementary Drainage Plan – Access Road and Issue 4 of the Flood Risk Assessment and Drainage Statement dated 19 August 2026.

1. Runoff destination

- 1.1. It is proposed to install a number of rainwater harvesting planters, with final discharge of surface water to soakaways, permeable paving and an open storage feature in the rear garden area. Water re-use and infiltration to the ground are the highest priority discharge methods and accord with Standard 1 of the Non-Statutory SuDS Standards (NSfS).
- 1.2. Ground investigations have been undertaken on site, including two groundwater monitoring boreholes and two infiltration pits, which indicate that there is sufficient freeboard on site and acceptable infiltration rates. This demonstrates that infiltration is viable. Infiltration rates of 6.07×10^{-6} m/s and 7.87×10^{-6} m/s have been recorded which is viable for discharge to ground.
- 1.3. Infiltration tests were undertaken at depths of 1.0 m and 1.05 m below ground level. The permeable paving adjacent to the dwelling appears to have a depth of approximately 600-700mm below ground level depending on the finished levels design. The ground investigation is sufficient for planning stage to demonstrate the feasibility of the strategy. Further investigation at the location and depth of the proposed features will be required at discharge of conditions stage to evidence the effectiveness of the technical design.
- 1.4. The driveway section drains via permeable paving, which is necessarily shallow in places to account for tree root protection zones. The permeability of the subsoil at this shallow depth (circa 100mm below ground level) has not been confirmed through infiltration testing, indeed it would be very difficult to undertake testing at root protection construction depths. However, the areas outside of root protection zones can incorporate permeable stone to a greater depth. Based upon the local geology and site investigation it is unlikely there is a shallow layer of subsoil of significantly lower infiltration potential which would prevent a permeable surface achieving viable infiltration rate through the base. The factor of safety selected is acceptable to account for this unknown at planning stage. Additional infiltration testing will be required at discharge of conditions stage to confirm infiltration rates at the location and depth for all infiltration features.

2. Interception drainage

2.1. Interception drainage is achieved through discharged to ground via infiltration.

3. Extreme rainfall and flooding

- 3.1. The FRADS includes drainage plans and modelling. The design is well progressed for planning stage.
- 3.2. Clarification is now provided as to how the permeable driveway with existing trees is designed and included in the drainage calculations in terms of how the storm water will be stored whilst retaining root protection / 'no dig' construction. Proposed base levels are shown in comparison with the topographic survey and are feasible.
- 3.3. The current calculations assume root protection construction across the entire driveway area which is conservative as the construction depth can increase outside of root protection zones and will need to in order to access subsoil. The Technical Design can confirm infiltration rates and attenuation capacity for the driveway at discharge of conditions stage.

4. Water quality

4.1. The submission includes a water quality assessment which demonstrates that the water quality standards are met.

5. Amenity

5.1. The design provides amenity benefit with rainwater harvesting, permeable paving and a landscaped basin which provides visual amenity and landscape character appropriate to the scale and nature of development.

6. Biodiversity

6.1. The design provides an open storage feature which will have a positive impact on biodiversity net gain (BNG). No formal assessment of this has been provided by the applicant but the proposals include an open water feature and are proportionate to the scale and nature of development in accordance with NPPF Section F8. We therefore have no objection.

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

- 7.1. An outline maintenance plan is provided which is proportionate to the scale and nature of development as the dwelling will be in a single ownership and can be updated as part of the technical design.
- 7.2. There are a significant number of good quality trees on the site, most of which are to be retained. These existing trees are a constraint to the drainage strategy as any drainage installations should not damage the trees, and the drainage infrastructure itself needs to be protected from tree root damage. The design includes root protection construction over existing tree roots which can be progressed to technical design at discharge of conditions stage.

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.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 17 September 2026 15:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/68/26/PL

Please find enclosed our consultant's response, no objection subject to a condition being applied.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 26 August 2026 17:34

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: WA/68/26/PL

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/68/26/PL
Registered: 29th July 2026
Site Address: The Greenway West Walberton Lane Walberton BN18 0QS
Grid Reference: 496065 106607
Category: Plan Applicat'n
Description of Works: Construction of a self-build/custom build single dwelling, with garage outbuilding and associated works. This is a departure from the local development plan and is in CIL Zone 3 and is CIL liable as a new dwelling.

I am able to inform you that I have received an amendment to the above application dated 20th August 2026 relating to:- Substitute FRA and Drainage Strategy, response to Drainage Comments and additional plan

If you should wish to make further representations as a result of this amendment, please make any further comment by **17th 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

Hebe Smith

Planning Case Officer- Arun District Council

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Email: hebe.smith@arun.gov.uk

PLRECON (ODB) 2018