

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/86/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	10/12/2025
Site Name:	Barnfield House Arundel Road Walberton BN18 0SD		
Application Description:	Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to condition 9 - as-built drawings of surface water drainage scheme (see WA/85/25/DOC for conditions 12 - cycle parking and 18 - acoustic testing).		
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	Condition 9: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	N/A	
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

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

- PROPOSED DRAINAGE CONSTRUCTION DETAILS (SH1) C2911_500_R1
- PROPOSED SERVICES AND PROPOSED DRAINAGE NETWORK (C2598_300_P1)
- Drainage Verification Report Rev P2
- 207_ PROPOSED FW & SW DRAINAGE PLAN SHEET 3 C2911.C.207.R1
- 206_ PROPOSED FW & SW DRAINAGE PLAN SHEET 2 C2911.R.206.R1
- 205_ PROPOSED FW & SW DRAINAGE PLAN SHEET C2911.R.205.R1

Condition wording

Condition 9 is worded as follows:

"Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority

with as-built drawings of the implemented scheme 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 policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan."

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/86/25/DOC Site Name: Barnfield House Arundel Road Walberton BN18 0SD	Initial Issue Date: 19/11/2025 Issue Date: 10/12/2025 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 9: **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.

	ADC Drainage Comments	ADC Drainage Comments			
Date:	19/11/2025	10/12/2025			
Condition Number: 9					
Comment Number					
1	Photographic evidence should be provided for each permavoid storage and concrete dam installation, with references marked on the plans.	The six permavoid installations are photographed and appear to be the correct size. We cannot confirm from the additional photos provided whether the concrete baffles are all installed. The baffle weep holes between compartments which act as flow controls are currently not evidenced.			
2	Evidence of the depths of voided stone layer should be provided for each compartment.	We cannot confirm from the additional photos provided whether the depths of voided stone are correct.			
3	Evidence of all flow control chambers – product, orifice diameter, IL plus photos of	There is no photograph of S14 installed. The orifice diameters for the flow			

	internal chamber as installed.	control chamber is not evidenced for S14 or S18.			
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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.

From: Nicola Spencer on behalf of Planning.Responses
Sent: 12 December 2025 16:56
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: WA/86/25/DOC
Attachments: WA-86-25-DOC - Barnfield House 2 FEL V1.docx

PL- Consultation -Engineers response

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Planning Services

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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: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 12 December 2025 14:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Land Drainage <Land.Drainage@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: WA/86/25/DOC

Hi Amber,

Find the consultation – an objection – attached.

I am submitting this consultation on behalf of Paul, our Principal Drainage Engineer. It has been completed by one of our external consultants.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@arun.gov.uk

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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: 02 December 2025 15:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: WA/86/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	WA/86/25/DOC
Registered:	9th October 2025
Site Address:	Barnfield House Arundel Road Walberton BN18 0SD
Grid Reference:	495646 106995
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to condition 9 - as-built drawings of surface water drainage scheme (see WA/85/25/DOC for conditions 12 - cycle parking and 18 - acoustic testing).

I am able to inform you that I have received an amendment to the above application dated 1st December 2025 relating to: Substitute drainage plans and report

If you should wish to make further representations as a result of this amendment, please make any further comment by **16th December 2025**.

[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

PLRECON_DOC (ODB) 2020