

## Engineers Comments Regarding Surface Water Drainage

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| <b>Application Reference:</b>   | WA/86/25/DOC                                                                                                                                                                                                                                | <b>Reviewer Reference:</b> | ADC/EXT5/AF |
| <b>Planning Officer:</b>        | Amber Willard                                                                                                                                                                                                                               | <b>Date of Review:</b>     | 16/02/2026  |
| <b>Site Name:</b>               | Barnfield House Arundel Road Walberton BN18 0SD                                                                                                                                                                                             |                            |             |
| <b>Application Description:</b> | 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). |                            |             |
| <b>Assessment Number:</b>       | 4                                                                                                                                                                                                                                           |                            |             |

| Policy and Guidance Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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| <p>Arun District Council Surface Water Drainage Guidance (including design checklists) - <a href="https://www.arun.gov.uk/surfacewater">https://www.arun.gov.uk/surfacewater</a></p> <p>Land Drainage Consent – <a href="https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-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/</a></p> <p>Arun District Council Land Drainage Byelaws - <a href="https://www.arun.gov.uk/byelaws/">https://www.arun.gov.uk/byelaws/</a></p> <p>Arun District Council surface water pre-commencement conditions - <a href="https://www.arun.gov.uk/planning-pre-commencement-conditions">https://www.arun.gov.uk/planning-pre-commencement-conditions</a></p> <p>The National Standards for SuDS - <a href="https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds">https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds</a></p> <p>The SuDs Manual [C753] by CIRIA</p> |  |

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|-----------------|----------------------------------|
| <b>Response</b> | Condition 9: <b>No objection</b> |
|-----------------|----------------------------------|

| References                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>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.</p> <p>The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.</p> <p>This consultation has been primarily informed by the NSfS and The SuDS Manual.</p> |

## 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](mailto: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 | Compliant  | <b>No objection</b> |

## Reviewed Plans

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

- Proposed FW and SW Drainage Plan Sheet 1 205 R1
- Proposed FW and SW Drainage Plan Sheet 2 206 R1
- Proposed FW and SW Drainage Plan sheet 3 207 R1
- Drainage Verification Report Rev P4 Rec C2911 4 Dec 2026
- Drainage and CCTV Survey
- PROPOSED SERVICES AND PROPOSED DRAINAGE NETWORK (C2598\_300\_P1)
- PROPOSED DRAINAGE CONSTRUCTION DETAILS (SH1) C2911\_500\_R1
- EMAIL 17.12.25 subplans
- EMAIL 31.10.25 Subplans

### 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

|                                                                                                   |                                                                                             |
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| Application Reference: WA/86/25/DOC<br>Site Name: Barnfield House Arundel Road Walberton BN18 0SD | Initial Issue Date: 19/11/2025<br>Issue Date: 16/02/2026<br>Reviewer Reference: ADC/EXT5/AF |
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### Summary and Recommendation:

Condition 9: **No objection**

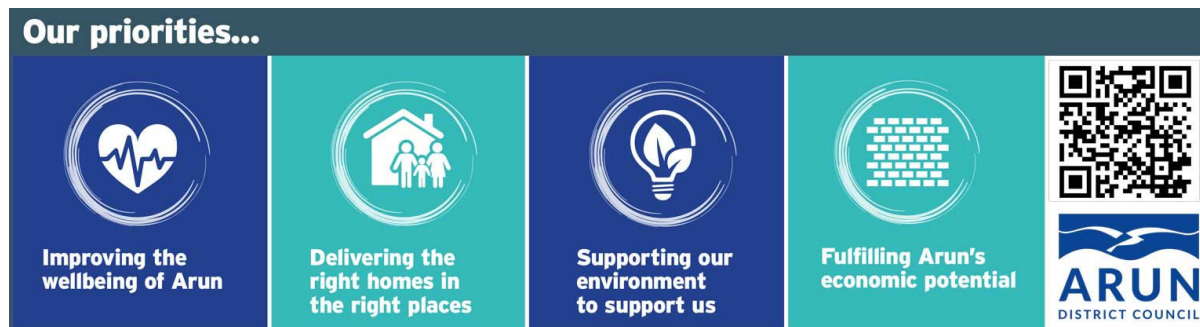
*Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.*

|                            | ADC Drainage Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Designer Response                                                                                            | ADC Drainage Comments                                                                                                                                                                                                                                                                                                                                                                 | ADC Drainage Comments                                                                                                                                      |  |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Date:                      | 19/11/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 15/12/2025                                                                                                   | 23/12/2025                                                                                                                                                                                                                                                                                                                                                                            | 16/02/2026                                                                                                                                                 |  |
| <b>Condition Number: 9</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                            |  |
| Comment Number             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                            |  |
| 1.                         | <p>Photographic evidence should be provided for each permavoid storage and concrete dam installation, with references marked on the plans.</p> <p>ADC Drainage Comments (10/12/2025)<br/>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</p> | <p>Photographs have now been provided in the updated report of the concrete baffles with the weep holes.</p> | <p>There are five dams all with different and specific weep hole diameters (ranging from 35-100mm diameter) which act as flow control devices for the compartments. The photographs provided do not evidence the sizes or locations and appear to show multiple pipes through individual baffles which would increase the flow to the lower compartment and may lead to flooding.</p> | <p>Drainage Verification Report rev P4 provides the required information and confirms appropriate remedial works have been undertaken. Comment closed.</p> |  |

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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--|
|    | not evidenced.                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                |                                                                                                                                     |                                                                                                                 |  |
| 2. | <p>Evidence of the depths of voided stone layer should be provided for each compartment.</p> <p>ADC Drainage Comments (10/12/2025)<br/>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.</p>                                                                                   | <p>No photographs showing the depth of the subbase exist however CGS Civils carried out robust checks of the road subbases during our site visits and we can confirm that these were all installed to the designed depths.</p> | <p>Please provide site visit reports and sign off sheets for the depths of attenuation subbase for each compartment.</p>            | <p>Drainage Verification Report rev P4 provides the required information and is acceptable. Comment closed.</p> |  |
| 3. | <p>Evidence of all flow control chambers – product, orifice diameter, IL plus photos of internal chamber as installed</p> <p>ADC Drainage Comments (10/12/2025)<br/>Evidence of all flow control chambers - product, orifice diameter, IL plus photos of internal chamber as installed. There is no photograph of S14 installed. The orifice diameters for the flow control chamber is not evidenced for S14 or S18.</p> | <p>Photographs have now been provided in the updated report of the orifice chambers. The product is confirmed as the SEL 500 diameter flow control chamber and the invert levels as designed.</p>                              | <p>The chamber type is not sufficient. The flow control device orifice size is crucial to the correct functioning of the system</p> | <p>Drainage Verification Report rev P4 provides the required information. Comment closed.</p>                   |  |

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](mailto:land.drainage@arun.gov.uk).





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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Sent:** 13 February 2026 13:49

**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto: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 9th February 2026 relating to: Revised Drainage Report and Plans

If you should wish to make further representations as a result of this amendment, please make any further comment by **27th February 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

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