

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/99/25/DOC	Reviewer Reference:	ADC/EXT2/D2134/87
Planning Officer:	Kathryn Welch	Date of Review:	12.01.2026
Site Name:	Land West of Tye Lane Walberton		
Application Description:	Approval of details reserved by condition imposed under WA/6/23/PL relating to conditions 12a-as built drawings fully implemented surface water drainage scheme and 13-surface water drainage onto public highway.		
Assessment Number:	1 of 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 12a: Further information required Condition 13: Further information required
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A
2. Interception drainage	N/A	N/A
3. Extreme Rainfall and Flooding	N/A	N/A
4. Water Quality	N/A	N/A
5. Amenity	N/A	N/A
6. Biodiversity	N/A	N/A
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	N/A

Reviewed Plans

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

- CCTV SURVEY AEROPARK TYE LANE PAGE 44
- AS BUILT SURVEY 5080 S1 (36TL100B)
- LANDSCAPE PROPOSALS DBWS23688 11 SHEET 6
- OPEN SPACE PROPSALS BDWS23688 20 SHEET 5
- DOMESTIC DRAINAGE LAYOUT SHEET 2,3,5,6,7,8,9 of 9, uploaded via public planning portal
- APPROVED DRAINAGE DESIGN VS AS BUILT SURVEY SHEET 2 OF 9 BSO/E5004/462 A
- APPROVED DRAINAGE DESING VS AS BUILT SURVEY BSO/E5004/463 A
- APPROVED DRAINAGE DESIGN VS AS BUILT SURVEY BSO/E5004/465 A
- APPROVED DRAINAGE DESIGN VS AS BUILT SURVEY SHEET 6 OF 9 BSO/E5004/466 A
- APPROVED DRAINAGE DESIGN VS AS BUILT SURVEY SHEET 7 OF 9 BSO/E5004/467 A
- APPROVED DRAINAGE DESIGN VS AS BUILT SURVEY SHEET 8 OF 9 BSO/E5004/468 A
- APPROVED DRAINAGE DESIGN VS AS BUILT SURVEY BSO/E5004/469 A

- DRAINAGE CATCHMENT PLAN BSO/E5004/469 B
- ATTENUATION PONDS COMPARISON OF APPROVED DESIGN VS AS BUILT SURVEY BSO/E5004/470 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 12 OF 9 BSO/E5004/482 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 3 OF 9 BSO/E5004/483 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 5 OF 9 BSO/E5004/485 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 6 OF 9 BSO/E5004/486 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 7 OF 8 BSO/E5004/497 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 8 OF 9 BSO/E5004/488 A
- DRAINAGE DESIGN WITH APPROVED LANDSCAPE DESIGN SHEET 9 OF 9 BSO/E5004/489 A
- EXTERNAL LEVELS LAYOUT SHEET uploaded in 4 parts via public planning portal under reference BSO/E5004/50(2,3,5,6) (G/H)
- FOR ALL HOURS TIE LANE IN YELLOW
- CCTV SURVEY AEROPARK TIE LANE uploaded in 67 parts
- AEROPARK TIE LANE STORM
- AEROPARK TIE LANE FOUL DRAINAGE
- AS BUILT STORM WATER DRAINAGE AND SuDS VERIFICATION REPORT DS_0707_24
- AS BUILT STORM WATER DRAINAGE AND SuDS VERIFICATION REPORT DS_0707_24

Condition wording

Condition 12a (as built drawings fully implemented surface water drainage scheme) is worded as follows:

"Immediately following implementation of the approved surface water drainage system for each design catchment and prior to occupation of any part of the development which that catchment serves, the developer/applicant shall provide the local planning authority with as-built drawings of the fully 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. Where the design catchment is defined by ability of the system to operate in isolation from other approved design areas."

Condition 13 (surface water drainage onto public highway) is worded as follows:

"No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be first submitted to and approved in writing by the Local Planning Authority to prevent surface water draining onto the public highway."

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."

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/99/25/DOC Site Name: Land West of Tye Lane Walberton	Initial Issue Date: 12.01.2026 Issue Date: 12.01.2026 Reviewer Reference: ADC/EXT2/D2134/87
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Summary and Recommendation:

Condition 12a: **Further information required**

Condition 13: **Further information required**

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			
Date:	12.01.2026				
Condition Number: 12a					
Comment Number					
1.	The verification report, item 1.6 advises the report only seeks verification for phase 1 of catchment area 1. With reference to RCP drawing BSO/E5004/469/B this cover the ORANGE hatched development area which includes the SUDS basins.				
2.	A CCTV report has been included in appendix H, however the verification report does not comment on said report to summarise if any defects were highlighted and/or if any remedial works should be addressed.				

3.	Section 4.2 advises the SUDS basin base levels were approx. 100-200mm shallower and banks have been raised to mitigate. Whilst the summary of 4.3 is noted, this variation dictates that 1D modelling shall be reviewed to ensure there is are no increased risks of flooding elsewhere on/off site. In addition, further evidence of the basin installation shall be provided to demonstrate the liner and flotation design was also updated and is compliant.				
4.	The purchase information for SUDS components is required.				
Condition Number: 13					
Comment Number					
1.	As for condition 12a, comment 3 above, once this is resolved, this condition can be discharged.				

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.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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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	 Our core foundations	 
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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 13 January 2026 13:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/99/25/DOC

Please find enclosed our external consultants response.

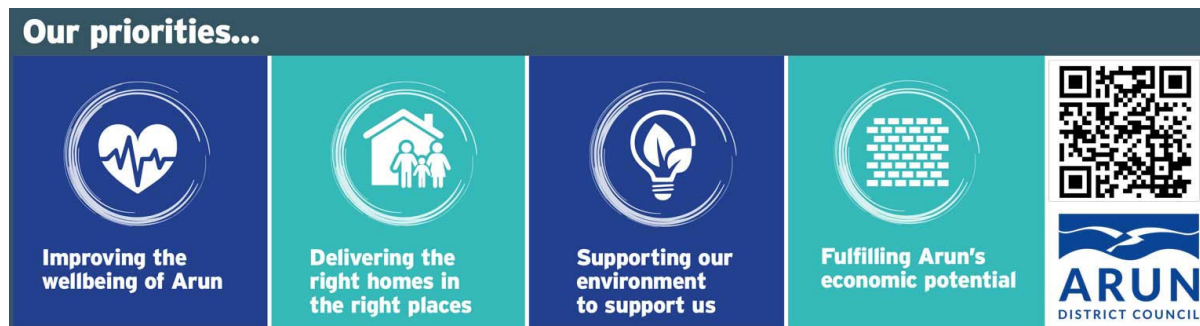
Regards

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

Sent: 25 November 2025 14:03

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

Subject: Planning Consultation on: WA/99/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/99/25/DOC

Registered: 24th November 2025

Site Address: Land West of Tye Lane Walberton

Description of Works: Approval of details reserved by condition imposed under WA/6/23/PL relating to conditions 12a-as built drawings fully implemented surface water drainage scheme and 13-surface water drainage onto public highway.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application and view the 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.

[Click here to view the original application and decision notice](#)

Should you wish to make any comments click on the link and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **9th December 2025**.

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Kathryn Welch

Planning Case Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk

PLCONDOC (ODB) 2020