

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/122/25/DOC	Reviewer Reference:	ADC/EXT3/SB
Planning Officer:	Kathryn Welch	Date of Review:	05/11/2025
Site Name:	Rustington Golf Centre Golfers Lane Angmering BN16 4NB		
Application Description:	Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition number 19 - surface water drainage scheme.		
Assessment Number:	2 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 19 <u>for phase 1 and 2 (eastern parcel only): No objection</u>
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant with previous approval	No objection
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

Reviewed Plans

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

- Engineering Layout Sheet 2 of 3 Drg. No. CIV-1-4002 Rev.N
- Engineering Layout Sheet 3 of 3 Drg. No. CIV-1-4003 Rev.N
- Highway Construction Details Drg. No. CIV-1-4007 Rev.D
- Drainage Construction Details Sheet 1 of 2 Drg. No. CIV-1-4008 Rev.B
- Drainage Construction Details Sheet 2 of 2 Drg. No. CIV-1-4009 Rev.D
- Surface Water Manhole Schedules Drg. No. CIV-1-4010 Rev.D
- Foul Water Manhole Schedules Drg. No. CIV-1-4011 Rev.C
- Long sections Sheet 1 Drg. No. CIV-1-4012 Rev.E
- Long sections Sheet 2 Drg. No. CIV-1-4013 Rev.D
- Phase 1 Overland Flow Plan Drg. No. CIV-1-4025 Rev.D
- Phase 1 & 2 Catchment Plan Drg. No. CIV-1-4026 Rev.B

- Swale Details Long Section & Cross Section Drg. No. CIV-1-4038
- Attenuation and Infiltration Crate Cross Sections Drg. No. CIV-1-4039 Rev.B
- Private Drainage Setting Out Sheet 1 of 3 Drg. No. CIV-1-4041 Rev.B
- Private Drainage Setting Out Sheet 2 of 3 Drg. No. CIV-1-4042
- Private Drainage Setting Out Sheet 3 of 3 Drg. No. CIV-1-4043
- Storm Control Results - PP6 Critical Storm Event Graph (05/03/2024)
- SW Network 2 Yr10, Yr30, Yr100 Results (Storm) 05/03/2024
- Infiltration Testing February 2023 (PART 3 - Appendix A onwards) - Our reference: 305199 L09 (01)
- Infiltration Testing February 2023 (PART 1) - Our reference: 305199 L09 (01)
- Infiltration Testing February 2023 (PART 2) - Our reference: 305199 L09 (01): titled of plan: Exploratory Hole Location Plan - Feb 2023 Infiltration Testing Drg. No. 22205 Rev.C02
- Letter from RSK 11.11.2022 - Winter Monitoring (Our Ref: 305199 L08 (00))
- Letter from RSK 16.4.2021 - Infiltration Testing (Our Ref: 305199L01)
- Letter from RSK 14.5.2021 - Supplement Grd Water Monitoring (Our Ref: 3050199 L02 (00))
- Letter from RSK 8.12.2021 - Additional Infiltration Testing (Our Ref: 305199 L03)
- Letter from RSK 4.2.2022 - Supplement Grd Water Monitoring. (Our Ref: 3050199 L04 (01))
- 305199 R02 (01) Geo-env & Geotech Report FINAL
- PLN_H8151-L06-RSK-RP-7708-Supplement Infiltration Testing FULL. (Our Ref 305199 L06 - 5th April 2022)

Condition wording

Condition 19 is worded as follows:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Consultation comments to the planning officer

1. The surface water drainage design has been revised to align with a change to the approved layout. The principle of the design has not changed from those approved previously. Therefore, we have no objection to the same design parameters being used in this DOC. If the principle of the design were to change in future, then it would be expected that the new design conformed fully to the national standards for SuDS and The SuDS Manual.

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

A/122/25/DOC

Pl- consultation- drainage response

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



Our priorities...



From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Sent: 09 December 2025 11:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/122/25/DOC Rustington Golf

Please upload.

Kathryn Welch
Senior Planning Officer, Planning Department

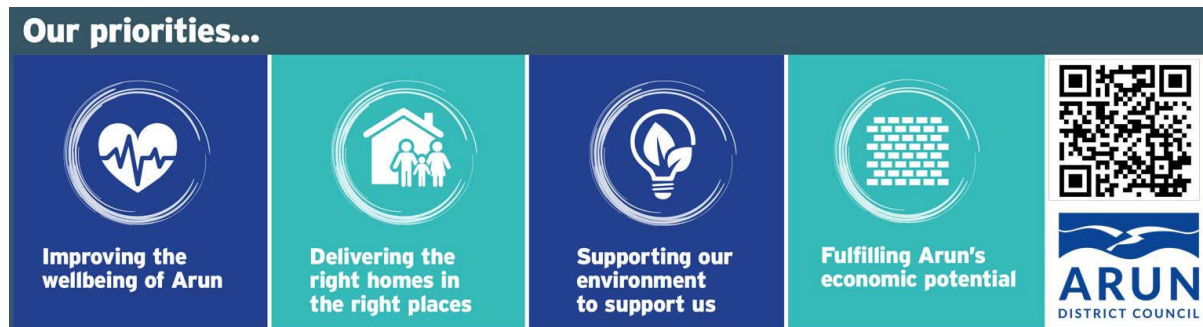
Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 07 November 2025 14:38

To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Cc: Paul Cann <Paul.Cann@arun.gov.uk>

Subject: A/122/25/DOC Rustington Golf

Hi Kathryn

Find the consultation response – no objection – attached. Apologies for the delay in response.

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

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