

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/129/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Kathryn Welch	Date of Review:	30/03/2026
Site Name:	Rustington Golf Centre Golfers Lane Angmering BN16 4NB		
Application Description:	Approval of details reserved by condition following the grant of A/129/21/PL (appeal ref APP/C3810/W/22/3298192) relating to the partial discharge of condition 19 - surface water drainage scheme - Phase 3 drainage area only (specifically plots 91 to 109, 122 to 149, 154 and 155.)		
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: No objection
-----------------	-----------------------------------

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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	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 1 of 3 4001 A
- Construction makeup sheet 1 of 3 4004 A
- Drainage Construction Details Sheet 1 of 2 4008 E
- Surface Water Manhole Schedules Sheet 2 4049 A
- Pumping Station Tanker Tracking 4054 A
- Foul Rising Main Longsections 4051 A
- Pumping Station Tanker Tracking 4054 A
- Road Geometry Phase 3 & 4 4055
- Levels layout 4057
- Private Drainage Setting Out 4058
- Private Drainage Setting Out Co-ordinates 4059

- S104 Agreement Plan phase 3 & 4 4061
- Overland Flow Plan Phase 3 and 4 4062
- CIV-1-SK014 - Isolated Phase 3 Drainage
- CIV-1-SK015 - Isolated Phase 3 Catchment Plan
- Infiltration testing February 2023 - part 3
- Infiltration testing February 2023 - part 2
- Infiltration testing February 2023 - part 1
- Winter groundwater monitoring
- Infiltration testing
- Supplementary groundwater monitoring
- Additional infiltration testing
- Supplementary groundwater testing
- 23-104 SW Network Phase 3 into Phase 1 and 2
- SW Network 2 Yr 10 Yr 30 Yr 100 Yr Results

- **Isolated phase 3 catchment plan**
- **Isolated phase 3 drainage plan**

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. Please see the attached comment tracker for detailed comments relating to the submission.
- 2. The drainage design for the phase 3 parcel of the development falls under the approved scheme A_122_25_DOC and should therefore be considered as being approved for discharge purposes. The approved plans extend as far as the plots considered in the isolated phase 3 catchment plan and drainage plan.**
- 3. Remodelling work shows that no flooding occurs in storms and the impermeable areas result in a net reduction from the assumed areas for the A_122_25_DOC application.**
4. Commentary still stands for the discharge of the other phases of the development

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: A/129/25/DOC Site Name: Rustington Golf Centre Golfers Lane Angmering BN16 4NB	Initial Issue Date: Issue Date: 30/03/26 Reviewer Reference: ADC/EXT3/RW
--	---

Summary and Recommendation:

Condition 19: **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			
Date:	28/11/2025				
Condition Number: 19					
Comment Number					
1	Groundwater monitoring has been undertaken by RSK over the course of 3 separate investigation windows Supplementary monitoring: 3050199 L02 (00) May/21 Supplementary monitoring 2: 3050199 L04 (01) Feb/22 Winter monitoring: RSK ref: 305199 L08 (00) Nov/22 It is noted this development discharges to the phase		Phase removed from application		

	to the east which has had the infiltration system approved as part of a separate application. The infiltration basin for the western end of the development is located in the vicinity of WS01. The highest groundwater level noted for WS01 as part of the groundwater monitoring is the level noted on 21/10/21 as part of the original groundwater monitoring. This level is 2.04m AOD. The proposed basin at the western end of the development sits circa 260mm above this water level. Can the applicant please show how the development mitigates the potential of the development on the groundwater including groundwater pollution from the infiltration features. Can the applicant please show how the high groundwater has been considered with regards to the effects on the drainage scheme for the development. 2. The				
--	--	--	--	--	--

	infiltration tests provided are over 2 reports RSK report 305199L01 April/2				
2	The infiltration tests provided are over 2 reports RSK report 305199L01 April/21 And Geosciences ref 305199 L09 (01) Apr/23 The infiltration tests for RSK report 305199L01 note that groundwater at 1.8m below ground level was encountered in TP06. A retest pit TP06B was dug to a depth of 1.40m and the test taken at a shallower depth. The report notes that "In TP06/06b, however at the lowest part of the site, groundwater was encountered at 1.80 m and therefore discharge is not possible at this location." The Geosciences report 305199 L09 (01) notes that: "TP501 was to be completed to a maximum depth of		Phase removed from application		

	3.50 m bgl for the purpose of infiltration testing for soakaway design. Groundwater was encountered at 2.00 m bgl, rising to 1.75 m bgl in 20 minutes" and "TP501 was to be completed to a maximum depth of 3.50 m bgl for the purpose of infiltration testing for soakaway design. Groundwater was encountered at 2.00 m bgl, rising to 1.75 m bgl in 20 minutes, and the north trial pit face collapsed in. Patrick Parsons was consulted, and the location was abandoned." Can the applicant please advise which tests have been considered when judging the proposed infiltration rates for the development.				
3	No calculations have been submitted for the western catchment.		Phase removed from application		
4	No calculations have been submitted for how the		Calculations and catchment plans provided		

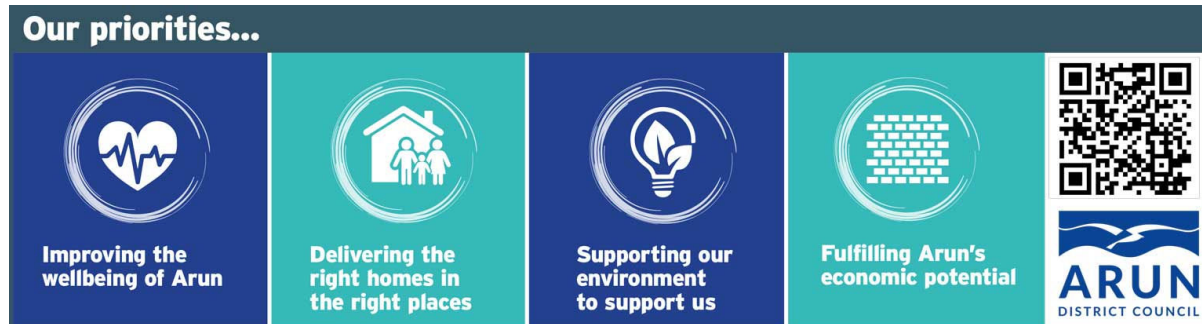
	eastern catchment interacts with the neighbouring development.		showing incorporation to A-129-25-DOC catchments and calculations		
5	Has infiltration testing been undertaken at the depth of the proposed infiltration feature?		Phase removed from application		
6	have shallow drainage features been fully utilised to minimise drainage construction depth?		Phase removed from application		
7	Have water quality assessments been undertaken in line with the Ciria SuDS manual?		Phase removed from application		
8	Has FEH data been utilised for the design?		Phase removed from application		
9	Has a Cv value of 1 been utilised for the design?		Phase removed from application		
10	What climate change allowances have been utilised?		Phase removed from application		
11	Have suitable urban creep allowances been made?		Phase removed from application		
12	Have half drain time of 24 hours been met for the 3.33% AEP + CCA design?		Phase removed from application		
13	Please provide catchment plan matching calculation set, including areas of urban creep allowance.		Noted as present.		

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.

T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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

Sent: 12 January 2026 13:34

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

Subject: Planning Re-Consultation on: A/129/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	A/129/25/DOC
Registered:	28th August 2025
Site Address:	Rustington Golf Centre Golfers Lane Angmering BN16 4NB
Grid Reference:	505472 103584
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition following the grant of A/129/21/PL (appeal ref APP/C3810/W/22/3298192) relating to the partial discharge of condition 19 - surface water drainage scheme - Phase 3 drainage area only (specifically plots 91 to 109, 122 to 149, 154 and 155.)

I am able to inform you that I have received an amendment to the above application dated 23rd December 2025 relating to: Substitute and additional drainage info

If you should wish to make further representations as a result of this amendment, please make any further comment by **26th January 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

Kathryn Welch

Planning Case Officer-Arun District Council

Telephone: 01903 737789

Email: kathryn.welch@arun.gov.uk

PLRECON_DOC (ODB) 2020