

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/137/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Davis	Date of Review:	22/09/2026
Site Name:	Land off Arundel Road Angmering BE16 4ET		
Application Description:	Approval of details reserved by condition imposed under A/109/23/PL relating to condition 26-as built drainage drawings.		
Assessment Number:	1		

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 26: Further Information Required

References

The NPPF states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere (Chapter 18). 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Further Information Required

Reviewed Plans

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

-SURFACE WATER DRAINAGE COMPLETION REPORT PHASE 2 C86473-JNP-XX-XX-RP-C-2005 P01, uploaded in 9 parts via public planning portal

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 26:

- N/A

Condition wording

Condition 26 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 details. The agreed scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy 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.
2. We the previous applications A/167/25/DOC and A/69/26/DOC (plots 7 to 11, 113 to 115, 125 to 133).
3. The completion report states it covers the drainage system serving plots 73-74 and 82-124 whereas the planning condition requires the whole scheme to be complete and evidenced.
4. Comments are given on the basis of partial discharge for plots 73-74 and 82-124 only and a subsequent application for the remainder of the site will confirm full completion.

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/137/26/DOC Site Name: Land off Arundel Road Angmering BE16 4ET	Initial Issue Date: 22/09/2026 Issue Date: 22/09/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 26: 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:	21/09/2026				
Condition Number:					
Comment Number					
1.	Note only - Several aspects of share / sitewide infrastructure were evidences as part of A/69/26/DOC and only plot area specific or new comments are raised.				
2.	Note only - There are a large number of driveway permeable pavement installations. It is difficult to verify from the photographs provided that each area within the phase of dwellings has been installed in accordance with the plans but the content of the photographs appears to be in accordance with the design and together with the				

	as built plans provide a reasonable expectation of completion of works.				
3.	The streets (Plum Grove, Greengage Drive and Apricot Close) adjacent to the plots are excluded from the area hatched as included in the verification report. However, these include permeable paving which is part of the sustainable drainage system and the plots included rely upon these streets to be completed in order to occupy. Verification of these streets should therefore be included.				
4.	The basin and headwalls are evidenced with photographs but appear incomplete in terms of planting and desilting post construction. The works could be suitable on the basis of a partial discharge of condition subject to further checks when the remaining site is completed. Any further evidence of completion should be submitted.				

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]



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 02 October 2026 10:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: A/137/26/DOC

Please find enclosed our consultants response, further information required.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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E: paul.cann@arun.gov.uk

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

Sent: 08 September 2026 09:49

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

Subject: Planning Consultation on: A/137/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/137/26/DOC

Registered: 7th September 2026

Site Address: Land off Arundel Road Angmering BE16 4ET

Description of Works: Approval of details reserved by condition imposed under A/109/23/PL relating to condition 25-surface water drainage.

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 **22nd September 2026**.

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

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

