

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/153/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Jessica Riches	Date of Review:	08/12/2025
Site Name:	Land North of Water Lane Angmering BN16 4EJ		
Application Description:	Approval of details reserved by condition imposed under A/88/24/S73 relation to condition 5-drainage arrangements for bund along Northern boundary with A27.		
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 5: Objection
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Objection
2. Interception drainage	Insufficient	Objection
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Insufficient	Objection
5. Amenity	Insufficient	Objection
6. Biodiversity	Insufficient	Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

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

- NORTHERN NOISE BUND CATCHMENT AREA 189.5005.957 REVA
- VARIOUS PLANS IN FRA
- VARIOUS PLANS IN FRA
- VARIOUS PLANS IN FRA
- VARIOUS PLANS IN FRA
- VARIOUS PLANS IN FRA
- SECTION 278/35 HIGHWAY AGREEMENT STANDARD DETAILS S278/38/29 REVA
- COVER LETTER
- MICRODRAINAGE CALCULATIONS
- MICRODRAINAGE CALCULATIONS
- MICRODRAINAGE CALCULATIONS
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- MICRODRAINAGE CALCULATIONS
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- MICRODRAINAGE CALCULATIONS
- FRA APPENDIX 4

Condition wording

Condition 5 is worded as follows:

“Prior to the occupation of 150 dwellings on the site hereby permitted details of the drainage arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the surfacing materials and levels to demonstrate that no surface water runoff will discharge onto the A27, either during construction or post implementation.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.”

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. **The calculation pack submitted does not match the catchment plans submitted. We are unable to verify the additional areas areas have been included in the overall design.**

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/153/25/DOC Site Name: Land North of Water Lane Angmering BN16 4EJ	Initial Issue Date: Issue Date: 08/12/2025 Reviewer Reference: ADC/EXT3/RW
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Summary and Recommendation:

Condition 5: **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	ADC Drainage Comments		
Date:	05/02/2025		08/12/2025		
Condition Number: 5 – Drainage Bund					
Comment Number					
1.	Please provide detailed construction details of the filter drain		Typical Construction details provided.		
2.	Please provide calculations confirming the capacity of the filter drain and also the capacity of the swale where the filter drain is discharging to. Additional flows from the development should be taken into account.		Calculations do not include addition of filter drain. Impermeable areas plan does not match calculation pack for noted outfall locations. PN 62.000 on calculation pack has impermeable area 0.033 Ha. Drawing shows impermeable area 0.193 Ha. PN 1.009 noted as swale on drawings,		

			noted as 450mm pipe in calculation pack. PN1.009 noted as having 0.063 Ha. area on drawing and 0.055 Ha. On application pack. Please provide updated calculation pack with supporting catchment plan to ensure the areas are properly considered.		
3.	Please confirm how the surface water from the swale is discharging. If infiltration has been chosen as a method of discharge, please provide soakaway testing as per BRE365.		Swale to discharge to wider drainage network. This option is acceptable given site constraints and conditions.		
4.	Please provide groundwater monitor results taken during the winter months September-March.		Groundwater monitoring not required given design. Floatation calculations not required.		

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.

A/153/25/DOC

PL- consultation- drainage response

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

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

Sent: 08 December 2025 11:01

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

Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; Land Drainage <Land.Drainage@arun.gov.uk>

Subject: RE: Planning Consultation on: A/153/25/DOC

Hi Jessica,

Find the consultation – an 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

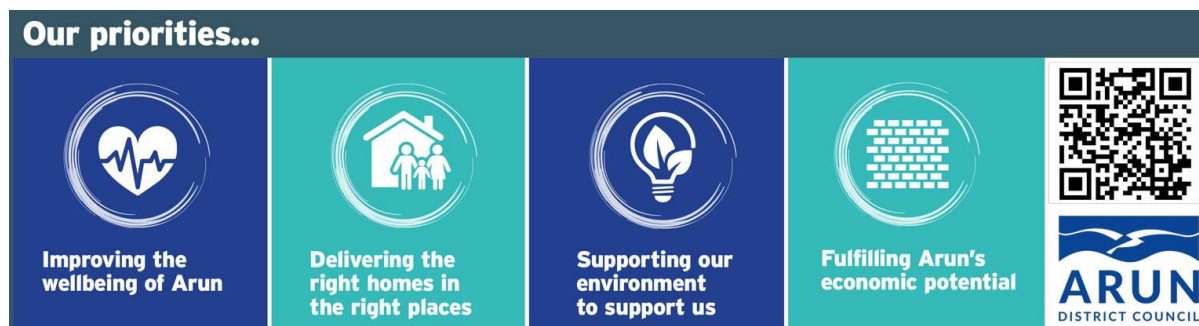
Sarah Burrow

Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

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

Sent: 13 October 2025 08:34

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

Subject: Planning Consultation on: A/153/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/153/25/DOC

Registered: 10th October 2025

Site Address: Land North of Water Lane Angmering BN16 4EJ

Description of Works: Approval of details reserved by condition imposed under A/88/24/S73 relation to condition 5-drainage arrangements for bund along Northern boundary with A27.

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 **27th October 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

Jessica Riches

Planning Case Officer- Arun District Council

Telephone: 01903 737852

Email: jessica.riches@arun.gov.uk