

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/229/24/DOC	Reviewer Reference:	ADC/EXT05/GK
Planning Officer:	Amber Willard	Date of Review:	05/02/2025
Site Name:	Land North of Water Lane Angmering BN16 4EJ		
Application Description:	Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 3 - geotechnical arrangements for the bund; condition number 5 - drainage arrangements for the bund and condition number 6 - landscaping details for the bund.		
Assessment Number:	1 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - <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/> and <https://www.arun.gov.uk/land-drainage-consent/>

Arun District Council surface water pre-commencement conditions - <https://www.arun.gov.uk/planning-pre-commencement-conditions>

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards' <https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf>

Response

Condition 5: **Further information required**

Drainage Impact on Other Planning Matters

This application has been assessed with regards to surface water drainage design only.

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, groundwater source protection zones)

- ☐ Southern Water (foul drainage and surface water disposal to public sewer network)
- ☐ Portsmouth Water (groundwater source protection zones)
- ☐ Lead local flood authority (all other sources of flooding and ordinary watercourses)
- ☐ Other:
- ☐ None

Additional comments to the planning officer

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' 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.

This consultation has been primarily informed by The SuDS Manual.

Condition 5

Condition 5 imposed under application A/88/24/S73 is worded as follows:

- 5 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.

The following documents have been submitted to support the application with reference to surface water drainage:

- FLOOD RISK ASSESSMENT LAND TO THE NORTH OF WATER LANE ANGMERING, WEST SUSSEX RYDON HOMES & GLEESON STRATEGIC LAND FRA-19495-16-140 FEBRUARY 2018
- A27 ARUNDEL ROAD - LAND NORTH OF WATER LANE ACOUSTIC BUND PRELIMINARY SOURCES STUDY REPORT OOGA REFERENCE 50647 MAY 2024

Application Reference: A/229/24/DOC	Initial Issue Date: 05/02/2025
Site Name: Land North of Water Lane Angmering BN16 4EJ	Issue Date: 05/02/2025
	Reviewer Reference: ADC/EXT05/GK

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			
Date:	05/02/2025				
Condition Number: 5					
Comment Number					
1.	Please provide detailed construction details of the filter drain.				
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.				
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.				
4.	Please provide groundwater monitor results taken during the winter months September – March.				

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.

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

To register to receive notifications 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: 05 February 2025 14:16

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

Cc: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Planning Consultation on: A/229/24/DOC

Please find enclosed our consultants response in respect to condition 5.

Whilst we did not request this condition, there are drainage implications, hence our representation.

Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

Sent: Monday, December 23, 2024 10:48:39 AM (UTC+00:00) Monrovia, Reykjavik

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

Subject: Planning Consultation on: A/229/24/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/229/24/DOC

Registered: 20th December 2024

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

Description of Works: Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 3 - geotechnical arrangements for the bund; condition number 5 - drainage arrangements for the bund and condition number 6 - landscaping details for the bund.

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](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **16th January 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

Amber Willard

Planning Case Officer- Arun District Council

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PLCONDOC (CDB) 2020