

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/167/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Davis	Date of Review:	10/12/2025
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-SuDS verification.		
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: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	N/A	
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	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
- Appendix A-J, uploaded as 9 parts via the public planning portal.
- DITCH GENERAL ARRANGEMENT PLAN DR-C-3008 REVP19
- ATTENUATION TANK TYPICAL DETAIL DR-C-3007 REVP07
- PRIVATE DRAINAGE CONSTRUCTION DETAILS DR-C-3006 REVP02
- S.104 DRAINAGE CONSTRUCTION DETAILS REVPO3 uploaded in 3 parts via the public planning portal
- EXTENRAL WORKS CONSTRUCTION DETAILS DR-C-3002 REVP08
- PRIVATE DRAINAGE SHEET 4 OF 7 DR-C-2023 REVP12
- PRIVATE DRAINAGE SHEET 5 OF 7 DR-C-2024 REVP14
- PRIVATE DRAINAGE SHEET 6 OF 7 DR-C-2025 REVP15
- PRIVATE DRAINAGE SHEET 7OF 7 DR-C-2026 REVP15

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. The completion report states it covers the drainage system serving plots 7 to 11, 113 to 115 and 125 to 133 whereas the planning condition requires the whole scheme to be complete and evidenced.

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

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Summary and Recommendation:

Condition 26: **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:	10/12/2025				
Condition Number: 26					
Comment Number					
1.	The completed attenuation basin including headwalls, low flow channels and sediment forebay should be evidenced photographically in addition to the survey.				
2.	The volume of the completed attenuation basin should be compared with the approved plans and as-built capacity confirmed by volumetric comparison.				
3.	The flow control device products and completed installation with associated penstock and high level overflow should be evidenced photographically for S29 and S47.				
4.	There are a large number of permeable pavement				

	installations and the evidence provided is generic to certain plots. We therefore cannot confirm the whole site is complete (the condition wording relates to the whole works).				
5.	The outlet and watercourse works should be evidenced photographically in addition to the survey.				
6.	The depth of soil over the basin liner (500mm in the technical design) should be evidenced to demonstrate the measures to resist floatation are completed. The bentonite liner level plan in Appendix E appears to show levels less than 500mm from finished surface. Please clarify in the report.				
7.	Clarification of the size of modular storage installation should be provided. The design shows 718cub.m at 1.6m effective depth. The survey in Appendix E appears to show a similar plan area but with 2.6m effective depth. Please clarify the installed volume.				

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.

From: Nicola Spencer on behalf of Planning.Responses
Sent: 11 December 2025 16:06
To: Planning Scanning
Subject: FW: A/167/25/DOC
Attachments: A-167-25-DOC - Land Off Arundel Road Angmering 1 FEL V2.docx

PL-Consultation- Engineers response

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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 10 December 2025 09:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: A/167/25/DOC

Good morning Simon,

Thank you for bringing it to our attention that there was an error in our consultation dated 04/12/2025, in that it stated that appendices E and F were not uploaded to the planning portal. They had not been reviewed.

The appendices have now been reviewed, and the consultation (attached) has been updated accordingly.

It is suggested that the previous consultation is removed from the planning portal (or marked confidential) to avoid confusion.

Apologies for any inconvenience caused. Let me know if you have any questions.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

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