

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/20/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Jessica Riches	Date of Review:	26/02/2026
Site Name:	Land North of Water Lane Angmering BN16 4EJ		
Application Description:	Approval of details reserved by condition under A/248/21/PL relating to condition 29 -As Built Drainage.		
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 29: Further information required
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Objection

Reviewed Plans

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

-Angmering Phase 2 Drainage Verification Report v2 Part 1. Ref: 5968-002.001. February 2026, uploaded in 8 parts via the public planning portal

Condition wording

Condition 29 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 note the partial discharge consent A/226/24/DOC dated 13 February 2025 which relates to Phase 1A together with the partial discharge consent A/82/25/DOC dated 9 January 2026 which relates to Phase 1B.
3. These comments relate only to Phase 2.
4. Phase 2 includes the bund adjacent to the A27 which has a technical design consented under A153/25/DOC dated 16 January 2026.

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/20/26/DOC	Initial Issue Date: 26/02/2026
Site Name: Land North of Water Lane Angmering BN16 4EJ	Issue Date: 26/02/2026
	Reviewer Reference: ADC/EXT5/AF

Summary and Recommendation:

Condition 29: **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:	26/02/2026				
Condition Number: 29					
Comment Number					
1.	The boundary of Phase 2 including all infrastructure included in this application for partial discharge of Condition 29 should be clearly shown in the report. The phasing plan currently included is a masterplan layout and does not clearly define the phase. Please confirm whether the verification for the village pond and associated flow controls are included in this phase.				
2.	Please provide all approved technical design drawings for phase 2. There are currently only four drainage layout plans but the extent of phase 2 appears larger.				

3.	Please identify and evidence any flow control chambers / devices within Phase 2 or confirm there are none.				
4.	The bund at the northern end of the site received consent for the technical design under A153/25/DOC. This area should be included in the verification report unless not part of Phase 2.				
5.	The swales include storage provision and/or design storm flows as part of the sustainable drainage system. An as built measured survey should be provided and confirmation through volumetric comparison with the approved technical design that the as built capacity is fit for purpose.				
6.	The photos of the swales and headwalls are not referenced to the plans / location and it is not clear whether all infrastructure is shown. Photos should be referenced to locations on a plan.				
7.	Photos were taken during unfinished construction and additional photos should be provided which evidence successful completion of the swale and headwall works.				

8.	S101 has an IL deviation of 344mm. Confirmation of no adverse effect on the functioning of the system is needed to support this change.				
9.	The alterations to Ordinary Watercourse should be evidenced within the report.				

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: Elaine Walby on behalf of Planning.Responses
Sent: 27 February 2026 16:24
To: Planning Scanning
Subject: FW: Planning Consultation on: A/20/26/DOC
Attachments: A-20-26-DOC - Land North of Water Lane.docx

PL- Consultation- Engineers response

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Our priorities...



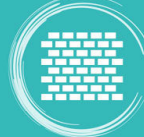
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 27 February 2026 13:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: RE: Planning Consultation on: A/20/26/DOC

Please find enclosed our consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 13 February 2026 13:19
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/20/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/20/26/DOC
Registered: 11th February 2026
Site Address: Land North of Water Lane Angmering BN16 4EJ
Description of Works: Approval of details reserved by condition under A/248/21/PL relating to condition 29 -As Built 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 **27th February 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

Jessica Riches

Planning Case Officer- Arun District Council

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