

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/20/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hannah Kersley	Date of Review:	26/03/2026
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:	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 29: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Objection

Reviewed Plans

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

- Drainage Verification Report, uploaded in 8 parts via public planning portal
- SuDS Verification Report Designers response
- Drainage approved letter
- Bund Catchment Plan ref 957 rev A

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. It is understood that this application is for Development Phase 2.1 only as defined by the Phasing Plan in Appendix 1 of the Verification Report and stated on the application form.

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 Site Name: Land North of Water Lane Angmering BN16 4EJ	Initial Issue Date: 26/02/2026 Issue Date: 26/03/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 29: **Objection**

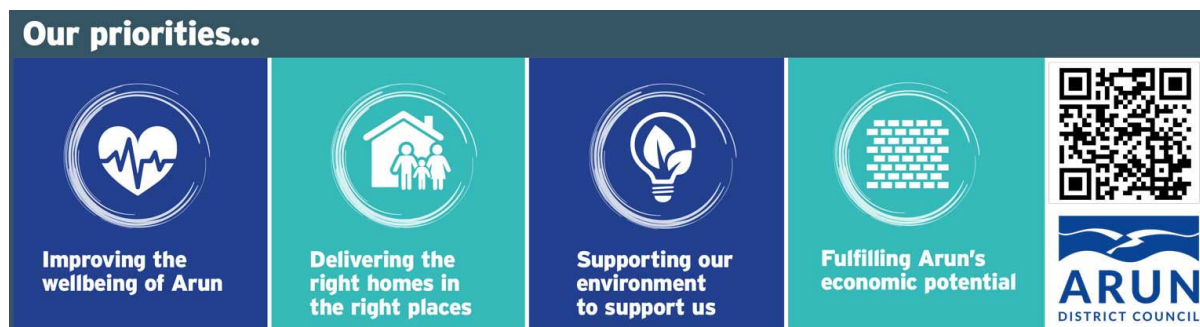
Please note: Any DOC application should only have a maximum of two consultation responses. If this is the second response for an open application and there are still comments outstanding, then please object to the application.

	ADC Drainage Comments	Designer Response	ADC Drainage Comments		
Date:	26/02/2026	18/03/2026	26/03/2026		
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.	Please refer to the Phase 1B SuDS Verification Report and Appendix A - Phase 2.1 is shaded blue.	Comment closed.		
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.	Noted - the Masterplan Drainage Layout has been added as to Appendix B.	Comment closed.		

3.	Please identify and evidence any flow control chambers / devices within Phase 2 or confirm there are none.	There are no flow control chambers in Phase 2. Upstream flow controls are shown on Phase 1B Drainage Layouts	Comment closed.		
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.	This area is not covered by Condition 29 of the outline planning permission granted under A/40/18/OUT and therefore does not form part of the Phase 2 submission under this application'	Comment closed.		
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.	The volume of the constructed swale has been calculated and can be found in Appendix M. The proposed Drainage Layout states that 17.3m3 of storage is required in this swale to manage the surface water runoff in a 1 in 100 year + 40% climate change storm event, therefore the constructed basin provides greater storage volume than required.	The information in Appendix M cannot be verified. Please provide the as-built topographical survey plans together with a volumetrics plan at a readable scale. There are three swales included in the Phase 2.1 area.		
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.	Plan showing swales and headwall photo locations can be found in Appendix N.	The third swale is not included in the photographs.		
7.	Photos were taken during unfinished construction and additional photos should be	Swale dressing and vegetation to be completed in spring/summer 2026. The	Once the partial discharge is confirmed it would not be revisited for each Phase.		

	provided which evidence successful completion of the swale and headwall works.	constructed swales and headwalls are functionally serving the catchment within Phase 2.1. Finished construction photos to be included in future phase verification report.	The swales are unfinished/during construction in the photographs, please provide more recent photos showing the swales completed.		
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.	S101 is at the head of the drainage run. The diameter of the outgoing pipe is 450mm and its constructed fall gradient is 1/181 (refer to As Built Drainage Variations - Variation 6, paragraph 2.22), therefore there are no adverse effects on the drainage system.	Comment closed.		
9.	The alterations to Ordinary Watercourse should be evidenced within the report.	These form part of Phase 2.2 as shown in Appendix A and will be detailed within the next report submission for the next occupation phase.	Noted.		

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

Sent: 18 March 2026 13:38

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

Subject: Planning Re-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
Grid Reference: 507459 105141
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition under A/248/21/PL relating to condition 29 -As Built Drainage.

I am able to inform you that I have received an amendment to the above application dated 17th March 2026 relating to: Substitute drainage verification report

If you should wish to make further representations as a result of this amendment, please make any further comment by **1st April 2026**.

[Click here to view the application, documents and make further comments](#)

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.

Yours sincerely

Hannah Kersley

Planning Case Officer-Arun District Council

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Email: hannah.kersley@arun.gov.uk

PLRECON_DOC (ODB) 2020