

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/30/25/DOC	Reviewer Reference:	ADC/EXT3/SB
Planning Officer:	Kathryn Welch	Date of Review:	05/11/2025
Site Name:	Rustington Golf Centre Golfers Lane Angmering BN16 4NB		
Application Description:	Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition number 7 - public open space and play areas, condition number 8 - landscaping, open space and play areas and condition number 13 - road(s), cycleways, footways, and casual parking areas serving the development have been constructed, surfaced, and drained.		
Assessment Number:	1 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 13: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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.

Reviewed Plans

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

- ENGINEERING LAYOUT Sheet 3 of 3 - CIV-1-4003 REV K AUG 2023
- ENGINEERING LAYOUT Sheet 2 of 3 - CIV-1-4002 REV K AUG 2023
- CONSTRUCTION MAKEUP Sheet 3 of 3 - CIV-1-4006 REV G AUG 2023
- CONSTRUCTION MAKEUP Sheet 2 of 3 - CIV-1-4005 REV E AUG 2023
- LANDSCAPE STRATEGY PLAN - JSL4799_100 REV G MAY 2023
- LANDSCAPE STRATEGY GENERAL LAYOUT - JSL4799_100 REV G MAY 2023
- LANDSCAPE STRATEGY PLAN Sheet 1 of 2 - JSL4799_101 REV G MAY 2023
- LANDSCAPE STRATEGY PLAN Sheet 2 of 2 - JSL4799_102 REV G MAY 2023
- LANDSCAPE MANAGEMENT PLAN - JSL4799 P02 FEB 2025 JSL4799-570
- HIGHWAY CONSTRUCTION DETAILS CIV-1-4007 REV.D

Condition wording

Condition 13 is worded as follows:

"No part of the development shall be occupied until the road(s), cycleways, footways, and casual parking areas serving the development have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority."

Consultation comments to the planning officer

1. Information provided does not support the Condition requirements to prove the development has been constructed, surfaced, and drained in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
2. The applicant should provide a Verification type report based on the available Arun guidance for this type of report and resubmit the DOC application with the correct and relevant information.

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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Subject: A/30/25/DOC

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

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Our priorities...

