

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/63/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Kathryn Welch	Date of Review:	06/10/2026
Site Name:	Rustington Golf Centre Golfers Lane Angmering BN16 4NB		
Application Description:	Approval of details reserved by condition under A/129/21/PL (Appeal ref: APP/C3810/W/22/3298192) relating to condition 19- Surface Water Drainage (Phase 4)		
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 19: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Further information required
2. Interception drainage	Insufficient	Further information required
3. Extreme Rainfall and Flooding	Insufficient	Further information required
4. Water Quality	Insufficient	Further information required
5. Amenity	Insufficient	Further information required
6. Biodiversity	Insufficient	Further information required
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:

- Engineering Layout Sheet 4. Drg no. CIV-1-4064
- Overland Flow Plan Phase 3 & 4. Drg no. CIV-1-4062 Rev A
- Engineering Layout Sheet 1 of 3. Drg no. CIV-1-4001 Rev C
- Construction Makeup Sheet 1 of 3. Drg no. CIV-1-4004 Rev D
- Private Drainage Setting Out. Drg no. CIV-1-4058 Rev B
- Drainage Construction Details Sheet 1 of 2. Drg no. CIV-1-4008 Rev F
- Drainage Construction Details Sheet 2 of 2. Drg no. CIV-1-4009 Rev G
- Surface Water Manhole Schedules (Sheet 2). Drg no. CIV-1-4049 Rev C
- Private Drainage Setting Out Co-Ordinates. Drg no. CIV-1-4059 Rev B
- Foul Water Manhole Schedules (Sheet 2). Drg no. CIV-1-4050 Rev B
- Foul Rising Main Longsection. Drg no. CIV-1-4051 Rev B
- Phase 3 & 4 Catchment Plan. Drg no. CIV-1-4052 Rev B
- Setting Out Sheet 5. Drg no. CIV-1-4053 Rev D

-Drainage Layout. Drg no. CIV-1-4056 Rev B
 -S104 Agreement Plan Phase 3 and 4. Drg no. CIV-1-4061 Rev A

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 19:

- N/A

Condition wording

Condition 19 is worded as follows:

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. We note that partial discharge for Phase 1 and 2 (eastern part of development site) has previously been submitted and approved under application A/122/25/DOC.
3. We note that partial discharge for Phase 3 (specifically plots 91 to 109, 122 to 149, 154 and 155) has previously been submitted and approved under application A/129/25/DOC. That application removed Phase 4 from the submission.
4. This application is for Phase 4 only, which is the far western portion of the wider approved development.
5. Please note the drainage strategy has changed from the approved plans consented by appeal, the NMA approved layout and the previous submission for discharge of Condition 19.
6. The Tree Officer should be consulted regarding encroachment into RPZ by the SuDS basin.
7. The Environment Agency should be consulted regarding discharge to the main river and the change in layout within the future year flood zone.

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/63/26/DOC Site Name: Rustington Golf Centre Golfers Lane Angmering BN16 4NB	Initial Issue Date: 06/10/2026 Issue Date: 06/10/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 19: 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:	06/10/2026				
Condition Number: 19					
Comment Number					
1.	The Drainage Strategy has changed since the approved planning drawings from an infiltration solution to a piped discharge solution. A discharge of conditions stage Drainage Statement / Technical Note should be provided to set out the basis for change in approach and present the design, calculations and any supporting information.				
2.	No calculations are provided to demonstrate compliance with the sustainable drainage standards for peak flow attenuation.				
3.	Interception drainage was previously provided by				

	discharge to ground via infiltration. The provision for interception drainage should be set out for the proposed revised drainage strategy.				
4.	The drainage layout 4064-introduces offsite drainage works not shown on the approved plans including a new connection to a water course (main river). The legal ability to install and maintain these works and to discharge runoff to the watercourse must be evidenced. The technical design should also be supported by topographic survey and include sections and details for the watercourse connection.				
5.	The drainage layout 4056B appears to differ from the approved plan layout in terms of the attenuation basin position / size. The approved layout should be overlaid to confirm. The new layout encroaches on root protection zones (RPZ). The submission should also confirm that the basin is not within a surface water or fluvial flood zone within the lifespan of the development.				

6.	Construction details should be provided for all key SuDS elements.				
7.	The Overland Flow Plan 4062A does not show a design for exceedance path and only shows fall arrows.				
8.	Calculations will be required to demonstrate that the attenuation features are not affected by groundwater ingress or floatation forces.				
9.	Commentary on any biodiversity and amenity measures provided by the revised drainage strategy which are feasible within the approved plan layout should be provided.				

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
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To register to receive notification 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: 06 October 2026 14:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: RE: Planning Consultation on: A/63/26/DOC

Please find enclosed our consultants response.

Sorry for the delay.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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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: 26 May 2026 16:04
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/63/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/63/26/DOC
Registered: 20th May 2026

Site Address: Rustington Golf Centre Golfers Lane Angmering BN16 4NB
Description of Works: Approval of details reserved by condition under A/129/21/PL (Appeal ref: APP/C3810/W/22/3298192) relating to condition 19- Surface Water Drainage (Phase 4)

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 **9th June 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

Kathryn Welch

Planning Case Officer- Arun District Council

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