

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/69/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Simon Davis	Date of Review:	25/06/2026
Site Name:	Land off Arundel Road Angmering BE16 4ET		
Application Description:	Approval of details reserved by condition 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: **No objection**

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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A
2. Interception drainage	N/A	N/A
3. Extreme Rainfall and Flooding	N/A	N/A
4. Water Quality	N/A	N/A
5. Amenity	N/A	N/A
6. Biodiversity	N/A	N/A
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	No Objection

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 D: Goods receipts, specification sheets and testing information.
- Surface Water Drainage Completion Report. Appendix F: CCTV Survey
- Surface Water Drainage Completion Report. Appendix I: Port-Remedial CCTV Survey and As Built Survey and Drainage Model
- Surface Water Drainage Completion Report. Appendix L: Basin Volume Tables
- Surface Water Drainage Completion Report. Appendix A: Site Layout
- Surface Water Drainage Completion Report. Appendix B: Design Drawings
- Surface Water Drainage Completion Report. Appendix B: Design Drawings Part 2
- Surface Water Drainage Completion Report. Appendix B Design Drawings- Part 3
- Surface Water Drainage Completion Report. Appendix C Photographs
- Surface Water Drainage Completion Report. Appendix E: As-Built Drawings
- Surface Water Drainage Completion Report. Appendix G: As- Built Manhole Report

- Surface Water Drainage Completion Report. Appendix H: As-Built Manhole Schedule (Post Remedial Work)
- Surface Water Drainage Completion Report. Appendix J: Photos of Manholes Following Additional Jetting
- Surface Water Drainage Completion Report. Appendix K: Arun District Council Comments and Designer Response
- Surface Water Drainage Completion Report. C86473-JNP-XX-XX-RP-C-2004 P06. March 2025
- Designers response to Engineers comments

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 26:

- List as above for plots 7 to 11, 113 to 115 and 125 to 133 only.

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. We note the comments made previous on Application A/167/25/DOC and the Applicant's response to those comments.
3. 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. Partial discharge still requires the key shared elements to be evidenced as substantially complete.
4. Comments are given on the basis of partial discharge for plots 7 to 11, 113 to 115 and 125 to 133 only and a subsequent application for the remainder of the site will confirm full completion.

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/69/26/DOC Site Name: Land off Arundel Road Angmering BE16 4ET	Initial Issue Date: 25/06/2026 Issue Date: 25/06/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 26: **No 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:	10/12/2025(A/167/25/DOC)		25/06/2026		
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.	Photographs 36-38 in Appendix C of the verification report show the basin in January 2026. The basin is now vegetated. Due to wet weather, the basin is holding water so photos of the sediment forebay and low flow channel have not been provided. The photographs show the presence of sediment within the basin, showing the basin is operating as intended and preventing sediment from discharging into the receiving watercourse. Although the basin is holding water, there is a dry area in	The basin and headwalls are evidenced with photographs but appear incomplete in terms of planting and desilting post construction. The works could be suitable on the basis of a partial discharge of condition subject to further checks when the remaining site is completed. Comment closed.		

		front of headwall S002 and no low flow channel is visible. The contractor has confirmed the low flow channel has been constructed in accordance with the design. Once all construction on site is complete, prior to handover of the drainage system, the basin should be inspected and any excessive sediment removed.			
2.	The volume of the completed attenuation basin should be compared with the approved plans and as-built capacity confirmed by volumetric comparison.	The basin survey was used to calculate the available storage in the as-built basin, compared to the design. The top of bank level is 13.40m AOD, so all storage should be provided below 13.10m AOD to ensure 300mm freeboard is provided. The tables in Appendix L of the verification report show the available volume below 13.10m AOD was 2,567 m3 in the JNP Group basin design. In the surveyed basin, only 2,297m3 was available. To understand the implication of the reduction in volume, the as-built	The survey, calculations and adjustment of freeboard are acceptable. Comment closed.		

		drainage network was remodelled with the as-built basin parameters, refer to calculations in Appendix L of the verification report. These calculations show the as-built system has a maximum water level of 13.193m AOD for the 1 in 100 + 45% climate change scenario. Therefore, the freeboard has been reduced to 207mm, from a design value of 300mm. The basin has been regraded, and the minimum top of bank level is now 13.496m AOD, meaning the freeboard is now 303mm, in compliance with the design. Refer to Appendix I.			
3.	The flow control device products and completed installation with associated penstock and high level overflow should be evidenced photographically for S29 and S47.	Photograph 39 in Appendix C was supplied by the contractor in January 2026 and shows the penstock has been installed as required. The network upstream of manhole S29 has not yet been constructed, and the flow control has not yet been installed.	The comment regarding S29 is acceptable. Photograph 39 is acceptable. Comment closed.		
4.	There are a large number of permeable pavement installations and the	The site is not yet complete, and this report covers the first phase of dwellings to be	It is difficult to verify from the photographs provided that each area within the phase		

	evidence provided is generic to certain plots. We therefore cannot confirm the whole site is complete (the condition wording relates to the whole works).	ready for occupation (plots 7 to 11, 113-115 and 125-133). Further reports will be submitted in due course, as construction on-site progresses.	of dwellings has been installed in accordance with the plans but the content of the photographs appears to be in accordance with the design and provides a reasonable expectation of completion of works. Comment closed.		
5.	The outlet and watercourse works should be evidenced photographically in addition to the survey.	Photographs are now included in Appendix C.	Comment closed. Landscaping to be undertaken prior to final completion.		
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.	The survey of the bentonite liner in Appendix E of the verification report, compared to the finished levels of the basin in Appendix I of the verification report, showed areas where there is less than 500mm topsoil above the liner. It is understood the original bentonite liner survey was incorrect and an updated survey was provided, in Appendix I of the verification report. Comparison of the new bentonite liner survey to the finished basin survey shows that the depth of topsoil above the liner is generally approximately 500mm as required by the JNP Group	The revised information and explanation is acceptable. Comment closed.		

		design. The thinnest depth of topsoil is 443mm. The bentonite liner is protected from flotation by the underdrain which has been installed, not by the overburden of topsoil above the liner. The topsoil is just providing cover to the liner, and growing medium for vegetation in the basin. Therefore, the minimum cover depth of 443mm is considered sufficient.			
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.	The survey shows the tank to be 1.6m deep. The installed volume of the tank is 725m ³ . Please refer to Section 4.4 of the verification report.	Comment closed.		

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: Daun Johnson on behalf of Planning.Responses
Sent: 29 June 2026 13:54
To: Planning Scanning
Subject: FW: Planning Consultation on: A/69/26/DOC
Attachments: A-69-26-DOC - Land off Arundel Road 1.docx

Please upload attachment to A/69/26/DOC, planning, consultee response, END

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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: 29 June 2026 13:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: A/69/26/DOC

Please find enclosed our consultants response recommending partial discharge of condition.

Regards

Paul Cann
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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: 17 June 2026 11:48
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/69/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/69/26/DOC
Registered: 9th June 2026
Site Address: Land off Arundel Road Angmering BE16 4ET

Description of Works: Approval of details reserved by condition under A/109/23/PL relating to condition 26-SuDS verification.

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 **1st July 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

Mr S Davis

Planning Case Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONDOC (ODB) 2020