

## Engineers Comments Regarding Surface Water Drainage

|                                 |                                                                                                                                                                                      |                            |             |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------|
| <b>Application Reference:</b>   | A/74/26/DOC                                                                                                                                                                          | <b>Reviewer Reference:</b> | ADC/EXT5/AF |
| <b>Planning Officer:</b>        | Kathryn Welch                                                                                                                                                                        | <b>Date of Review:</b>     | 06/10/2026  |
| <b>Site Name:</b>               | Rustington Golf Centre Golfers Lane Angmering BN16 4NB                                                                                                                               |                            |             |
| <b>Application Description:</b> | Approval of details reserved by condition imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 13-details of roads, cycleways, footways and casual parking areas |                            |             |
| <b>Assessment Number:</b>       | 1                                                                                                                                                                                    |                            |             |

| Policy and Guidance Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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| <p>Arun District Council Surface Water Drainage Guidance (including design checklists) - <a href="https://www.arun.gov.uk/surfacewater">https://www.arun.gov.uk/surfacewater</a></p> <p>Land Drainage Consent – <a href="https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-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/</a></p> <p>Arun District Council Land Drainage Byelaws - <a href="https://www.arun.gov.uk/byelaws/">https://www.arun.gov.uk/byelaws/</a></p> <p>Arun District Council surface water pre-commencement conditions - <a href="https://www.arun.gov.uk/planning-pre-commencement-conditions">https://www.arun.gov.uk/planning-pre-commencement-conditions</a></p> <p>The National Standards for SuDS - <a href="https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds">https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds</a></p> <p>The SuDs Manual [C753] by CIRIA</p> |  |

|                 |                                                   |
|-----------------|---------------------------------------------------|
| <b>Response</b> | Condition 13: <b>Further information required</b> |
|-----------------|---------------------------------------------------|

| References                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>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.</p> <p>The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.</p> <p>This consultation has been primarily informed by the NSfS and The SuDS Manual.</p> |

## 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](mailto:land.drainage@arun.gov.uk) if needed.

| Standard                                                                          | Assessment   | Response                            |
|-----------------------------------------------------------------------------------|--------------|-------------------------------------|
| 1. Runoff destination                                                             | Insufficient | <b>Further information required</b> |
| 2. Interception drainage                                                          | Insufficient | <b>Further information required</b> |
| 3. Extreme Rainfall and Flooding                                                  | Insufficient | <b>Further information required</b> |
| 4. Water Quality                                                                  | Insufficient | <b>Further information required</b> |
| 5. Amenity                                                                        | Insufficient | <b>Further information required</b> |
| 6. Biodiversity                                                                   | Insufficient | <b>Further information required</b> |
| 7. Construction, operation, maintenance, decommissioning and structural integrity | Insufficient | <b>Further information required</b> |

## Reviewed Plans

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

- CONSTRUCTION MAKEUP SHEET 1 OF 3 CIV-1-4004 REVD
- CONSTRUCTION MAKEUP SHEET 2 OF 3 CIV-1-4005 REVI
- CONSTRUCTION MAKEUP SHEET 3 OF 3 CIV-1-4006 REVL
- HIGHWAY CONSTRUCTION DETAILS CIV-1-4007 REVG
- COVER LETTER

## Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 13:

- N/A

### 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. Please see the attached comment tracker for detailed comments relating to the submission.
2. We have provided comments separately on Application A/63/26/DOC which is the technical design of the drainage system for Phase 4 (Condition 19). The drainage strategy has changed since full planning stage and is not yet fully reviewed or approved. There may be impacts on the design of the onsite streets and therefore we do not recommend discharge of C13 prior to C19.

### 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/74/26/DOC<br>Site Name: Rustington Golf Centre Golfers Lane Angmering BN16 4NB | Initial Issue Date: 06/10/2026<br>Issue Date: 06/10/2026<br>Reviewer Reference: ADC/EXT5/AF |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

### Summary and Recommendation:

Condition 13: **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: 13 |                                                                                                                                                                                                                                                                                                                |                   |  |  |  |
| Comment Number       |                                                                                                                                                                                                                                                                                                                |                   |  |  |  |
| 1.                   | The drainage system for Phase 4 (Condition 19) has altered from the consented planning stage design and is not yet approved.<br>There may be impacts on the design of the onsite streets not yet identified. We will provide further comments once further details of the revised drainage strategy are known. |                   |  |  |  |
|                      |                                                                                                                                                                                                                                                                                                                |                   |  |  |  |

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](mailto:land.drainage@arun.gov.uk).

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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 14:18  
**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/74/26/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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**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](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 07 July 2026 11:48  
**To:** Land Drainage <[Land.Drainage@arun.gov.uk](mailto:Land.Drainage@arun.gov.uk)>  
**Subject:** Planning Consultation on: A/74/26/DOC

To: **Engineers (Drainage)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990**

**Application No:** A/74/26/DOC  
**Registered:** 9th June 2026

**Site Address:** Rustington Golf Centre Golfers Lane Angmering BN16 4NB  
**Description of Works:** Approval of details reserved by condition imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 13-details of roads, cycleways, footways and casual parking areas.

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](mailto:planning.responses@arun.gov.uk) by **28th 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

Kathryn Welch

Planning Case Officer- Arun District Council

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Email: [kathryn.welch@arun.gov.uk](mailto:kathryn.welch@arun.gov.uk)