Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/75/25/DOC	**Reviewer Reference:**	ADC/EXT17/GK
Planning Officer:	Amber Willard	**Date of Review:**	21.08.2025
Site Name:	Langmead Place Water Lane Angmering BN16 4SQ		
Application Description:	Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 29 - surface water drainage system.		
Assessment Number:	1 of 2		

Policy and Guidance Information

Arun District Council Surface Water Drainage Guidance - 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/
and
https://www.arun.gov.uk/land-drainage-consent/

Arun District Council surface water pre-commencement conditions -
https://www.arun.gov.uk/planning-pre-commencement-conditions

The SuDs Manual [C753] by CIRIA

Sustainable drainage systems: non-statutory technical standards'
https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf

Response	Condition 29: **Further information required**

Comments

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' 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.

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.

This consultation has been primarily informed by The SuDS Manual.

The following documents have been submitted to support the application with reference to surface water drainage:

- Drainage Verification Report 24-337-01A - April 2025
- Drainage Verification Report 24-337-01A - April 2025 - APPENDIX A
- Drainage Verification Report 24-337-01A - April 2025 - APPENDIX B
- Drainage Verification Report 24-337-01A - April 2025 - APPENDIX C
- Drainage Verification Report 24-337-01A - April 2025 - APPENDIX D

Surface Water Drainage Comment Tracker

Application Reference: A/75/25/DOC **Site Name: Langmead Place Water Lane Angmering BN16 4SQ**	**Initial Issue Date:** **Issue Date: 21/8/2025** **Reviewer Reference: ADC/EXT17/GK**

Summary and Recommendation:

Condition 29: **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:					
Condition Number:					
Comment Number					
1.	Provide CCTV survey video footage (including reports) of pipelines.				
2.	Provide details of the Permeable Paving base levels, finished surface levels and depth of sub base material. Alternatively, provide confirmation from the contractor that the permeable caving has been constructed in accordance with the approved detailed design drawings.				
3.					
4.					
5.					

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.

[redacted]

[redacted]

[redacted]

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Wednesday, May 7, 2025 9:33:36 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/75/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	**A/75/25/DOC**
Registered:	1st May 2025
Site Address:	Langmead Place Water Lane Angmering BN16 4SQ
Description of Works:	Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 29 - surface water drainage system.

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 **21st May 2025.**

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

Amber Willard

Planning Case Officer- Arun District Council

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PLCONDOC (ODB) 2020