

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/82/25/DOC	Reviewer Reference:	ADC/EXT3/SB
Planning Officer:	Amber Willard	Date of Review:	09/09/2025
Site Name:	Land North of Water Lane Angmering BN16 4EJ		
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:

- Surface Water Drainage Verification Report (Phase 1B) (303.1B.SHC.0501-A) Appendix A-B
- Surface Water Drainage Verification Report (Phase 1B) (303.1B.SHC.0501-A) Appendix D - As-built Survey Drawings

It is recommended that the Condition is not Discharged at this stage due to information being absent from the submission. There are a number of important Appendices missing from the Planning Portal and also the 'As Built' survey undertaken does not accord with the requirements of the 'Surface Water Drainage Verification Condition Guidance Note'.

Application Reference: A/82/25/DOC Site Name: Land North of Water Lane Angmering BN16 4EJ	Initial Issue Date: 09/09/2025 Issue Date: 09/09/2025 Reviewer Reference: ADC/EXT3/SB
--	---

Summary and Recommendation: It is recommended that the Condition is not Discharged at this stage due to information being absent from the submission. There are a number of important Appendices missing from the Planning Portal and also the 'As Built' survey undertaken does not accord with the requirements of the 'Surface Water Drainage Verification Condition Guidance Note'.

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:	09/09/2025				
Condition Number: Condition 29					
Comment Number					
1.	Please provide a copy of Appendix A of the Verification Report				
2.	Please provide a copy of Appendix B of the Verification Report				
3.	Please provide evidence that the remedial works indicted in Section 5.2 have been undertaken.				
4.	Please provide the CCTV survey and footage contained within Appendix E of the Verification Report				
5.	The 'As Built Survey should include the following: • Surface water drainage piped network, including <u>pipe diameters, pipe material, pipe gradient, cover levels</u> and invert levels. • <u>Roads, footpaths, driveways and parking areas with finished levels, including details of surfacing type, noting whether permeable or impermeable</u> • <u>Permeable Paving (where applicable) base levels, finished surface levels, depth of sub base material.</u> • <u>Any other surface water drainage elements, e.g. land drains, filter trenches, rain gardens, gullies, channel drains, etc. (where applicable).</u>				
6.	The report author must provide a statement clearly confirming their name, company, experience and qualifications. They must also confirm that the contents of the report are correct and a true reflection of what happened on site. This statement should also be signed and dated by the author.				

--	--	--	--	--	--

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: Nicola Oktay on behalf of Planning.Responses
Sent: 15 September 2025 11:55
To: Planning Scanning
Subject: FW: Planning Consultation on: A/82/25/DOC
Attachments: A-82-25-DOC - North of Water Lane 1 of 2.docx; A-82-25-DOC - North of Water Lane Comment Tracker.docx

Drainage Engineers response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



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: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 12 September 2025 13:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning Consultation on: A/82/25/DOC

Please find enclosed our consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819
E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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: Friday, May 16, 2025 9:42:07 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/82/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	A/82/25/DOC
Registered:	14th May 2025
Site Address:	Land North of Water Lane Angmering BN16 4EJ
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 **31st 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

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk