

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/82/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Silvie Steiningerova	Date of Review:	15/12/2025
Site Name:	Land North of Water Lane Angmering BN16 4EJ		
Application Description:	Approval of details reserved by condition imposed under reference A/248/21/PL relating to condition number 29 - surface water drainage system.		
Assessment Number:	2 of 2		

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 29: **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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection
2. Interception drainage	Compliant	No objection
3. Extreme Rainfall and Flooding	Compliant	No objection
4. Water Quality	Compliant	No objection
5. Amenity	Compliant	No objection
6. Biodiversity	Compliant	No objection
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 Verification Report (Phase 1B) (303.1B.SHC.0501-C) Appendix D - As-built Survey Drawings
- Surface Water Drainage Verification Report (Phase 1B) (303.1B.SHC.0501-A) Appendix A-B
- Inspection Report Oct 25
- Appendix A - Inspection Photographs
- HIGHWAY CONSTRUCTION DETAILS SHEET (189.5005.901 Rev E) uploaded in 3 parts via public planning portal
- EXTERNAL FINISHES LAYOUT SHEET 4 OF 22 (189.5005.704 RevG)
- EXTERNAL FINISHES LAYOUT SHEET 5 OF 22 (189.5005.705 RevG)
- EXTERNAL FINISHES LAYOUT SHEET 6 OF 22 (189.5005.706 RevH)
- EXTERNAL FINISHES LAYOUT SHEET 7 OF 22 (189.5005.707 RevH)
- EXTERNAL FINISHES LAYOUT SHEET 8 OF 22 (189.5005.708 RevG)
- EXTERNAL FINISHES LAYOUT SHEET 9 OF 22 (189.5005.709 RevH)

-EXTERNAL FINISHES LAYOUT SHEET 10 OF 22 (189.5005.710 RevG)
 -EXTERNAL FINISHES LAYOUT SHEET 11 OF 22 (189.5005.711 RevH)
 -EXTERNAL FINISHES LAYOUT SHEET 12 OF 22 (189.5005.712 RevG)

APPENDIX D CCTV SURVEY

Condition wording

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.

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.

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/82/25/DOC Site Name: Land North of Water Lane Angmering BN16 4EJ	Initial Issue Date: Issue Date: 15/12/2025 Reviewer Reference: ADC/EXT3/RW
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Summary and Recommendation:

Condition 29: **FuNo 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			
Date:	09/09/2025	30/10/2025			
Condition Number: 29					
Comment Number					
1	Please provide a copy of Appendix A of the Verification Report	Appendix A is included	Provided		
2	Please provide a copy of Appendix B of the Verification Report	Appendix B is included	Provided		
3	Please provide evidence that the remedial works indicted in Section 5.2 have been undertaken.	Additional CCTV Survey carried out to the areas where remedial works has been highlighted in the report.	Noted, supplementary CCTV survey report proves repair works undertaken		
4	Please provide the CCTV survey and footage contained within Appendix E of the Verification Report	Appendix E is included. CCTV footage and the survey report.	Provided		
5	The 'As Built Survey should include the following: Surface water drainage piped	As built survey amended to include existing road levels on site.	Provided		

	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>	• Pipe diameter, pipe gradients and cover levels are now included in the report. • Pipe materials are as per approved S104. Concrete pipes $\geq$ 450mm, UPV pipes $\leq$ 450mm • Road and footpaths installed as per external works drawings which are to be provided. This includes surface type and details. Proposed road levels have been included in the report for reference. Further as built levels to be reviewed and provided with the CCTV survey. • No permeable paving on site. • Highway gullies will be provided, no land drains or filter drains beyond private land.			
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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.	The report does state the author, name company, qualification and experience. Report also confirms the content. The signature has been hidden in the initial report with the signature under the box.	Provided		
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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.

PL-Consultation- Engineers response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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>

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	 Our core foundations	 
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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 08 January 2026 14:03

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>

Subject: RE: Planning Re-Consultation on: A/82/25/DOC

Please find enclosed our consultants response, recommending discharge of the condition (part)

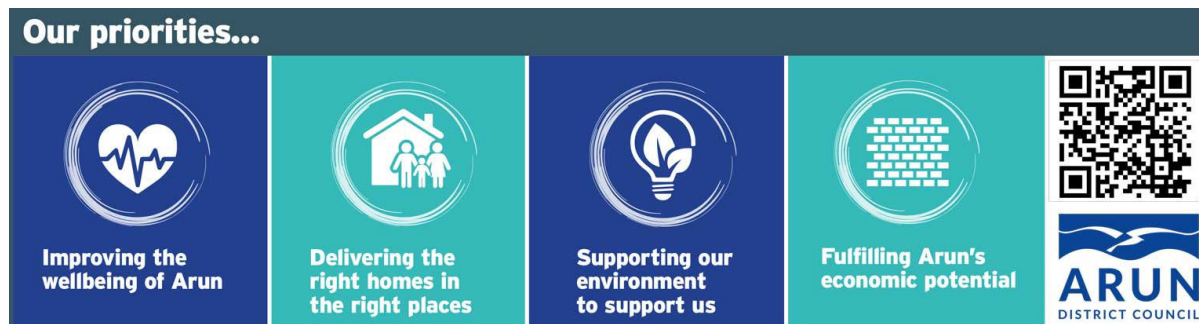
Regards

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



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: Friday, October 31, 2025 1:18:28 PM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Re-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
Grid Reference: 507459 105141
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under reference A/248/21/PL relating to condition number 29 - surface water drainage system.

I am able to inform you that I have received an amendment to the above application dated 30th October 2025 relating to: Additional drainage information

If you should wish to make further representations as a result of this amendment, please make any further comment by **14th November 2025**.

[Click here to view the application, documents and make further comments](#)

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.

Yours sincerely

Silvie Steiningerova

Planning Case Officer-Arun District Council

Telephone: 01903 737702

Email: silvie.steiningerova@arun.gov.uk

PLRECON_DOC (ODB) 2020