

Engineers Comments Regarding Surface Water Drainage

Application Reference:	A/91/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hannah Kersley	Date of Review:	24/08/2026
Site Name:	Show Home And Marketing Suite 1 Buxton Crescent Angmering BN16 4SQ		
Application Description:	Approval of details reserved by condition under A/248/21/PL relating to condition 29- Surface Water Drainage.		
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 29: Further information required
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References
The NPPF states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere (part F7, F8, F9). 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	
2. Interception drainage	N/A	
3. Extreme Rainfall and Flooding	N/A	
4. Water Quality	N/A	
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Further Information

Reviewed Plans

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

- Permeable Paving Letter 11.11.25
- Drainage Verification Report. April 2025 – 9 SEPARATE PARTS
- CCTV Survey. 04.11.25
- Site audit report. 11.05.26

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 29:

- N/A

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.
2. Partial discharge of C29 has been previously granted under A/82/25/DOC for Parcel 1B. Partial discharge of C29 has been previously granted under A/20/26/DOC for Phase 2 Part 1. We note the previous (refused) application A/181/25/DOC and our previous comments on that submission, which are included in the comment tracker for continuity.
3. Although the location / title of the application is ‘show home and marketing suite’, the submission is not for the show home area only and the verification report covers the entire ‘Bellway’ site as partial discharge of condition 29. We have therefore reviewed on the basis of verification for the whole Bellway portion of the wider ‘Land North of Water Lane’ site approved under A/248/21/PL.
4. Note there are other parcels approved under A/248/21/PL which may remain to be discharged under C29.
5. A Phasing Plan should be provided with all applications for partial discharge of conditions.

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/91/26/DOC Site Name: Show Home And Marketing Suite 1 Buxton Crescent Angmering BN16 4SQ	Initial Issue Date: 24/08/2026 Issue Date: 24/08/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

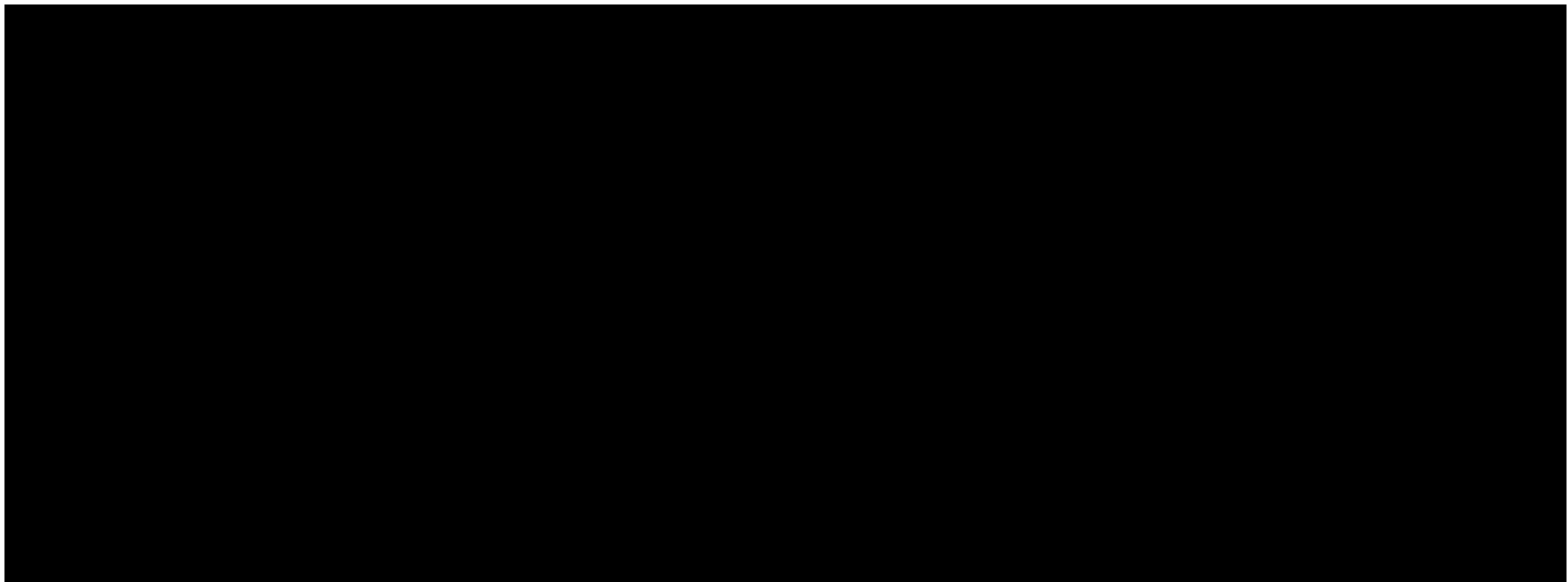
Condition 29: **Further information required**

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 A/181/25/DOC	ADC Drainage Comments			
Date:	14/01/2026	24/08/2026			
Condition Number: 1					
Comment Number					
1.	Please provide proof of construction for missing gullies and linear drainage channels. Alternatively provide gulley catchment plan and justification that the missing gullies will not increase flood risk to plots on and off site	This comment does not appear to have been addressed in the submission. The verification report is dated 28/04/2025 and has not been updated since A/181/25/DOC.			
2.		A phasing / parcel plan should be provided to clarify the wider approved site and boundary of the partial discharge applied for and to confirm that the construction of downstream infrastructure on other parcels has been approved.			
3.		The verification report does not evidence the depth of			

		construction of permeable pavement. This is less critical where the purpose of permeable pavement is collection and water treatment only. The Verification report should provide some photographic evidence of the construction especially for the larger areas and any areas which incorporate attenuation.			
4.		There are swales included in the approved construction details which are not included in the verification report. The phasing of swales and basins should be clarified.			

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.



Arun District Council, Civic Centre, Maltravers Rd
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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>



Our priorities...



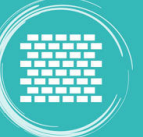
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 August 2026 14:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Planning Consultation on: A/91/26/DOC

Please find enclosed our consultants response, further information required.

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>
Sent: 17 July 2026 15:33

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To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: A/91/26/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: A/91/26/DOC
Registered: 17th July 2026
Site Address: Show Home And Marketing Suite 1 Buxton Crescent Angmering BN16 4SQ
Description of Works: Approval of details reserved by condition under A/248/21/PL relating to condition 29- Surface Water Drainage.

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 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 D Easton

Planning Case Officer- Arun District Council

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Email: david.easton@arun.gov.uk