

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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: 11 September 2025 14:24
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: Y/15/25/PL

Consultation response in respect to surface water drainage:

Following the email from Dawn Appleton (dated 3.7.25) in response to our previous consultation, I would confirm that our original response/advice to the Planning Officer remains unchanged. I have listed below key considerations;

1. The applicant's attention is also drawn to a recent Planning Appeal at the Windmill Inn, Mill Lane, Rustington (APP/C3810/W/25/3361225) which references existing/proposed surface water connections to foul only sewers. The appeal was dismissed for reasons that can be related to aspects of this proposed development.
2. Essentially, connection of surface water to foul only sewers is not a consideration within the hierarchy of surface water disposal options as specified in 'STANDARD 1; runoff destinations' of the National Standard for SuDS (NSfS) - extract below;

1.2 Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- priority 1: collected for non-potable use
- priority 2: infiltrated to ground
- priority 3: discharged to an above ground surface water body
- priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

The fact that surface water from the site currently connects to the foul sewer system is irrelevant when considering the hierarchy. Also, reducing flow rates to the sewer does not necessarily mean an improvement over the existing situation, as discharge volumes are an equally important consideration, and when taken into account, can result in greater volumes ultimately being discharged to the sewer following redevelopment.

3. The existing sewer system is known to overflow downstream, causing flooding and pollution. This is primarily due to groundwater intrusion, surface water inundation and direct surface water connections, overloading a sewer designed for foul waste only.
4. Due to the fact that our primary objection is due to the surface water disposal location and the likely redesign required to achieve an acceptable solution, no other aspects of the surface water drainage design have been considered or appraised in terms of compliance with the NSfS or other criteria. The applicant is urged to fully consider 'STANDARDS' 1 to 7 of the NSfS to ensure all aspects of the design meet the necessary requirements.
5. It should be noted that the NSfS is a key requirement of the NPPF. Any departure can only be agreed by the approving body (ie. the Local Planning Authority).
6. Thus, any deviation from the NPPF would need to be agreed by the Planning Officer. However, it is important to recognise the implications of any such deviation, and in this case it would not be supported by ourselves.

In summary, our consultation advice (objection) dated 23rd June 2025 still applies.

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: Wednesday, July 9, 2025 2:48:31 PM (UTC+00:00) Monrovia, Reykjavik

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

Subject: Planning Consultation on: Y/15/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/15/25/PL

Registered: 6th March 2025

Site Address: Stakers Farm North End Road Yapton BN18 0DU

Grid Reference: 497693 103492

Category: Plan Applicat'n

Description of Works: Conversion of and alterations to existing barns to create 3 No. dwellings. Erection of car barn, demolition of existing buildings and associated landscaping, and parking and erection of new garage/workshop for Stakers Farmhouse, and upgrading of access track. This application affects the character and appearance of the Main Road/Church Road, Yapton Conservation Area and is in CIL Zone 2 and is CIL Liable as new dwellings.

I am able to inform you that I have received an amendment to the above application dated 3rd July 2025 relating to:- Applicant's response to drainage comments

If you should wish to make further representations as a result of this amendment, please make any further comment by **30th July 2025**.

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

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Amber Willard

Planning Case Officer- Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

PLRECON (ODB) 2018