

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/19/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Simon Davis	Date of Review:	15.09.25
Site Name:	Land North of Yapton C of E Primary School North End Road Yapton		
Application Description:	Approval of details reserved by condition imposed under reference Y/88/18/OUT relating to condition number 17 - surface water drainage system.		
Assessment Number:	2 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 17: **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.

This consultation has been primarily informed by The SuDS Manual.

Additional information relating to the suitability of the as-built information is required to ensure that the drainage will operate as intended by the approved design. Reference should be made to the comment tracker for specific items.

Application Reference: Y/19/25/DOC Site Name: Land North of Yapton C of E Primary School North End Road Yapton	Initial Issue Date: 15.09.25 Issue Date: 15.09.25 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 17: **Further information required**

	ADC Drainage Comments	ADC Response	Designer Response	ADC Response	
Date	[Y/2/24/DOC] Dates as shown	16/06/2025	01/07/2025	15.09.2025	
Condition Number: 17					
1.	ADC Drainage Comments (20/03/2024): Please provide the updated drainage calculations following receipt of the as-built survey. Also confirm that the very small flooding amount mentioned on paragraph 3.1.1 is routed within the site as previously agreed in the approved drawings. Designer Response (02/05/2024): The calculations based on the as-built survey were included in Appendix D of the Drainage Completion Report. ADC Response (27/06/2024): - CV value should be equal to 1. If a different value has been agreed, please provide the relevant evidence. - Please also provide half drain times for the 1 in 10y + CC and 1 in 100y + CC storms. - We understand that the flooding calculated is minimal however this amount might be higher with the CV equal to 1. Please provide a drawing explaining how the flooding will be tackled. If this has been previously agreed, please provide the relevant evidence.	Even though there is satisfactory explanation regarding the minimal amounts of flooding the calculations should be updated in accordance with the previous comment. Comment remains.	The CV value used is the default setting within Micro Drainage, which is industry standard software for drainage calculations. We used the same CV value in the initial approved design, so amending it for an as-built scheme would not be a reasonable request from the council.	Thank you its noted in relation to the CV value. Please note that whilst calculations have been provided for the permeable paving, the main surface water calculations associated with the large infiltration blanket/soakaway need to be provided. In addition to these these calculations will need to demonstrate the modelling for the as -built 150mm diameter pipes leading to this soakaway which differ from the design drawings which specify these as needing to be 225mm diameter.	
2.	ADC Drainage Comments (20/03/2024): Provide details of author, including independence, qualifications, and experience. Designer Response (02/05/2024): Details of the author as required have been added at the beginning of the report. ADC Response (27/06/2024): Agreed and closed.				
3.	ADC Drainage Comments (20/03/2024): 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. Designer Response (02/05/2024): A note stating the contents of the report are a true reflection of the as-built survey has been added. ADC Response (27/06/2024): Agreed and closed.				
4.	ADC Drainage Comments (20/03/2024): Provide CCTV survey video footage (including reports) of pipelines. Designer Response (02/05/2024): CCTV can be downloaded via the link: https://we.tl/t-1LIDPADROc ADC Response (27/06/2024): The video for S65-S66 is showing several sections of pipes to contain standing water due to potential blockage due to the presence of silt and debris. Also there are sign of a damaged pipe. The damages should be repaired and the pipe sections to be cleaned.	Comment closed			
5.	ADC Drainage Comments (20/03/2024): Provide the approved and the as-built finished levels. Designer Response (02/05/2024): The as built levels are all included, approved levels should be available via the previous approved submissions. ADC Response (27/06/2024): Agreed and closed				
6.	ADC Drainage Comments (20/03/2024): On the as-built drawing please provide as-built details for all the infiltration blankets their base level, their height, cover level and plan dimensions. (Copy information from Appendix G) Designer Response (02/05/2024): This has been given already for the sections in open land, those within private owned land we cannot obtain which was accepted some time ago. ADC Response (27/06/2024): Agreed and closed				
7.	ADC Response (27/06/2024): Please provide as-built information for all the drainage features including those around the private properties, eg manholes, pipes, infiltration blankets etc	Comment closed			

Comments following Paul Cann's site visit 12/05/2023

8.	ADC Response (27/06/2024): It appears that there are several drainage features constructed with different dimensions and/or with different locations than those approved during planning. Please refer to email of Paul Cann dated 12/05/2023 and explain why these changes took place. Also please update the drainage calculation to reflect these sizes. Specifically: 1. MH S72: a) Specified as silt trap with 300mm sump but not conventional silt trap constructed (ie. benched) and also doesn't look like it achieves the 300mm. b) The twin incoming pipes have been constructed as 150mm diameter as opposed to 225mm diameter. c) The outlet is a single 150mm diameter – should have been two 225mm diameter outlets I believe. The outlet to MH S74 does not exist and hence MH S74 does not exist either. 2. Infiltration tank west of Plot 33: a) The proposed access manholes (5 no.) to provide a means of inspection into the crates appear not to exist. 3. Manhole S70: a) Outgoing pipes twin 150mm diameter as opposed to 225mm diameter. b) Incoming pipe from north 150mm diameter as opposed to 225mm. c) Incoming pipe from east 225mm diameter as proposed. 4. Manhole S69: a) 150mm diameter outlet as opposed to 225mm. b) 100mm diameter incoming from west as opposed to 150mm. 5. Manhole S73: A) In different location to that shown on the plan. Please confirm if it contains a silt trap. 6. Permeable pavement west of plot 23; a) Manholes not good construction ie. holes cut through walls to accommodate pipes. If to be retained, they will need cleaning out and making good around pipes with mortar. 7. Manhole S65: a) In pavement as opposed to the location shown on the plans.	Explanation of changes has not be provided.	This is N/A, all deviations from planning have been covered by the independent As-built along with revised calculations proving the design still meets the same capacity.	As per item 1 above, calculations demonstrating the differences in the as-built and design need to be provided	
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9.	ADC Response (27/06/2024): Please clean out and make good the pipes around manholes S65, S69, manhole west of plot 23.	Comment closed			
10.	ADC Response (27/06/2024): There was a complaint from one of the residents to say that a proposed drainage channel around their property does not exist. Please explain why this happened and provide a solution.	Comment remains. Unable to find response.	Simon Davis Response - We previously (last year) had a concern from a property in Woolgar Close regarding missing drainage channels but looking back at old emails, I understand that Dandara eventually rectified the issue. I also note this property was in the Y/44/17/OUT area of the site. I assume this is what our Engineers are referring to but will make them aware in case they are referring to something else. We have not received any complaints regarding drainage – I do not consider this to be a part of the condition sign off however please provide details of the home making the complaint and this will be looked into it.	Item closed	

From: Nicola Oktay on behalf of Planning.Responses
Sent: 16 September 2025 10:08
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: Y/19/25/DOC
Attachments: Y-19-25-DOC - North of Yapton CE Primary 2.docx; Y-19-25-DOC - North of Yapton CE Primary Comment Tracker.docx

Drainage Engineers response

Nikki Oktay
Planning Receptionist, Planning Department

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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: 15 September 2025 15:26
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/19/25/DOC

Please find enclosed our external consultants response.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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E: paul.cann@arun.gov.uk

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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: Tuesday, July 1, 2025 11:33:28 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: Y/19/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	Y/19/25/DOC
Registered:	19th March 2025
Site Address:	Land North of Yapton C of E Primary School North End Road Yapton
Grid Reference:	497790 103598
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under reference Y/88/18/OUT relating to condition number 17 - surface water drainage system.

I am able to inform you that I have received an amendment to the above application dated 26th June 2025 relating to: Response to Drainage Objection

If you should wish to make further representations as a result of this amendment, please make any further comment by **15th July 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

Mr S Davis

Planning Case Officer-Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON_DOC (ODB) 2020