

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/19/25/DOC	Reviewer Reference:	ADC/EXT12/GK
Planning Officer:	Simon Davis	Date of Review:	16.06.2025
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:	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 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.

The following documents have been submitted to support the application with reference to surface water drainage:

Application Reference: Y/19/25/DOC Site Name: Land North of Yapton C of E Primary School North End Road Yapton	Initial Issue Date: Issue Date: 16.06.2025 Reviewer Reference: ADC/EXT12/GK
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Summary and Recommendation:

Condition 17: **Further information required**

	ADC Drainage Comments	Designer Response	ADC Response	ADC Response	
Date	20/03/2024 [Y/2/24/DOC]	02/05/2024 [Y/2/24/DOC]	27/06/2024 [Y/2/24/DOC]	16/06/2025	
Condition Number: 17					
1.	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.	The calculations based on the as-built survey were included in Appendix D of the Drainage Completion Report.	- 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.	
2.	Provide details of author, including independence, qualifications, and experience.	Details of the author as required have been added at the beginning of the report.	Agreed and closed.		
3.	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.	A note stating the contents of the report are a true reflection of the as-built survey has been added.	Agreed and closed.		
4.	Provide CCTV survey video footage (including reports) of pipelines.	CCTV can be downloaded via the link: https://we.tl/t-1LIDPADROc	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.	Provide the approved and the as-built finished levels.	The as built levels are all included, approved levels should be available via the previous approved submissions.	Agreed and closed		
6.	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)	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.	Agreed and closed		
7.			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.			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:	Explanation of changes has not be provided.	

Surface Water Drainage Comment Tracker

			- MH S72: - 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. - The twin incoming pipes have been constructed as 150mm diameter as opposed to 225mm diameter. - 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. - Infiltration tank west of Plot 33: - The proposed access manholes (5 no.) to provide a means of inspection into the crates appear not to exist. - Manhole S70: - Outgoing pipes twin 150mm diameter as opposed to 225mm diameter. - Incoming pipe from north 150mm diameter as opposed to 225mm. - Incoming pipe from east 225mm diameter as proposed. - Manhole S69: 150mm diameter outlet as opposed to 225mm. 100mm diameter incoming from west as opposed to 150mm. - Manhole S73: - In different location to that shown on the plan. Please confirm if it contains a silt trap. - Permeable pavement west of plot 23; - 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. - Manhole S65: - In pavement as opposed to the location shown on the plans.		
9.			Please clean out and make good the pipes around manholes S65, S69, manhole west of plot 23.	Comment closed	
10.			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.	

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 June 2025 10:42
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/19/25/DOC
Attachments: Y-19-25-DOC - North of Yapton CE Primary Comment Tracker.docx; Y-19-25-DOC - North of Yapton CE Primary.docx

Drainage Engineers response

Nikki Oktay
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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: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 16 June 2025 13:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: FW: Planning Consultation on: Y/19/25/DOC

Sorry corrected planning email address

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

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Our priorities...

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From: Paul Cann
Sent: 16 June 2025 13:49
To: Planning <Planning@arun.gov.uk>

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning 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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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: Friday, March 21, 2025 10:18:33 AM (UTC+00:00) Monrovia, Reykjavik
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning 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
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.

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](#)

[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 **4th April 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

Mr S Davis
Planning Case Officer- Arun District Council
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

