

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/19/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Simon Davis	Date of Review:	14/11/2025
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:	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 17: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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:

- YAPTON as-BUILT (38 Units) PERM PAVEMENT CALCUALTIONS - YAP-130-SK008
- PLAN AND CALCULATIONS 1_chainage 100 to 210
- PLAN AND CALCULATIONS 1_chainage 0 to 45
- PLAN AND CALCUALTIONS - 1_chainage 45 to 100
- YAPTON as-BUILT Plot 4-5 Infiltration Blanket
- YAPTON As-BUILT INFOMRATION MAC-01-AB-DAN-YAP-2021 REV C
- YAPTON as-BUILT (38 Units) PERM PAVEMENT CALCUALTIONS - YAP-130-SK009
- PHOTO Access Drive Between Plots 14 -20
- PHOTO Access Drive between Plots 20-21
- PHOTO Access Drive Between Plots 23-28
- PHOTO 1
- PHOTO 2
- PHOTO 3

- PHOTO 4
- PHOTO 5
- PHOTO 6
- PHOTO 7
- PHOTO 8
- PHOTO 9
- PHOTO 10
- PHOTO 11
- PHOTO 12
- PHOTO 13
- PHOTO 14
- PHOTO 15
- PHOTO 16
- PHOTO 17
- PHOTO 18
- PHOTO 19
- PHOTO 20
- PHOTO 21
- PHOTO 22
- PHOTO 23
- PHOTO 24
- PHOTO 25
- PHOTO 26
- PHOTO 27
- PHOTO 28
- PHOTO 29
- PHOTO 30
- PHOTO 31
- PHOTO 32
- AGGREGATE INVOICES AND PHOTOS
- DRAINAGE MICRO 20.4.22 Road 2_including Plots 23 25-28
- MICRO DRAINAGE 20.4.22 Plot 15-19 (Chainage 5-15)
- MICRO DRAINAGE 20.4.22 Plot 15-19 (Chainage 15 onwards)
- MICRO DRAINAGE 20.4.22 Plot 35_1 in 100 yrs with CC
- MICRO DRAINAGE 20.4.22 - Plots 3-8_1 in 100 yrs with CC
- MICRO DRAINAGE 20.4.22 Plots 33-34
- SuDS NOTE NO. ABI418-38 As-built perm paving weirs
- PHOTOS - paving geocellular units sub-base
- LETTER Parchow Groundworks - Dandara
- 19-156-08D Drainage Completion Report_Part1
- 19-156-08D Drainage Completion Report_Part2
- 19-156-08D Drainage Completion Report_Part3
- 19-156-08D Drainage Completion Report_Part4
- 19-156_AS Built 38 Units Drainage Strategy 1 in 30
- Response to Drainage Objection
- Photo - Appendix F
- Photo - Appendix D (2)
- Photo - Appendix D (1)
- 1.Repaired 150 Diameter S63 ~ S65 CCTV Survey
- 2.Repaired 225 Diameter S65 ~ S66 CCTV Survey
- 3.Repaired 150 Diameter S63 ~ S65 & Collapsed Pipe CCTV Survey
- email 3.10.25 additional drainage info

- AGGREGATE INVOICES AND PHOTOS

Condition wording

Condition 17 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 drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity. Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM2 and 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: Y/19/25/DOC Site Name: Land North of Yapton C of E Primary School North End Road Yapton	Initial Issue Date: 14/11/2025 Issue Date: 14/11/2025 Reviewer Reference: ADC/EXT4
---	---

Summary and Recommendation:

Condition 17: **No 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 Comment History	Designer Response	ADC Drainage Comments	ADC Drainage Comments	
Date:	Y/2/24/DOC] Dates as shown	01/07/2025	15/09/2025	14/11/2025	

Condition Number: 17 surface water drainage system

Comment Number					
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.	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	Noted. Item now closed	

	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 ADC Drainage Comments (16/06/2024): 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		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 Surface Water Drainage Comment Tracker 2 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. ADC Drainage Comments (16/06/2024): 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				
	ADC Drainage Comments (16/06/2024): 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.	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	Noted. Item now closed	

	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. ADC Drainage Comments (16/06/2024): Explanation of changes has not be provided.				
9.	ADC Response (27/06/2024): Please clean out and make good the pipes around manholes S65, S69, manhole west of plot 23. ADC Drainage Comments (16/06/2024): 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. ADC Drainage Comments (16/06/2024): 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		

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.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 November 2025 12:39
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: Y/19/25/DOC
Attachments: Y-19-25-DOC – North of Yapton CE Primary.docx

Drainage Engineers response dated 17th November 2025

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

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: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 17 November 2025 08:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/19/25/DOC

Hi Simon,

Find the consultation response – no objection – attached. Apologies for the delay in response.

I am submitting this consultation on behalf of Paul, our Principal Drainage Engineer. It has been completed by one of our external consultants.

Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815
E: sarah.burrow@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: 07 October 2025 14:19
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 3rd 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 **21st October 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