

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/5/26/PL	Reviewer Reference:	ADC/EXT2/97
Planning Officer:	Hebe Smith	Date of Review:	26/03/2026
Site Name:	2 Downview Road Yapton BN18 0HS		
Application Description:	Erection of terrace of 4 No town houses with gardens and parking spaces. This application is in CIL Zone 2 and is CIL Liable as new dwellings.		
Assessment Number:	1 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	Objection
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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 (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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 likely result in an **objection** to an objection to a full or reserved matters planning application.

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.

A full written explanation of the assessment and response is given in the consultation comments to the planning officer.

Standard	Assessment	Response
1. Runoff destination	Insufficient	Objection
2. Interception drainage	Insufficient	Objection
3. Extreme Rainfall and Flooding	Insufficient	Objection
4. Water Quality	Insufficient	Objection
5. Amenity	Insufficient	Objection
6. Biodiversity	Insufficient	Objection
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

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

- SURFACE WATER DRAINAGE STATEMENT
- LIDSEY STATEMENT
- PROPOSED FLOOR PLANS AND ROOF PLAN
- PROPOSED ELEVATIONS AND SECTIONS
- LOCATION AND PROPOSED SITE LAYOUT, STREET SCENE
- DRAINAGE CONNECTIONS SURVEY 14807 REVS1

Consultation comments to the planning officer

0. General

- 0.1. The drainage strategy that has been submitted acknowledges much of the information that should be submitted to allow a full assessment of the proposals but due to the absence of groundwater monitoring and infiltration testing, it does not provide a conclusive proposal. Consequently, the information demonstrating that drainage proposals can be implemented and meet the required standards, is also absent.

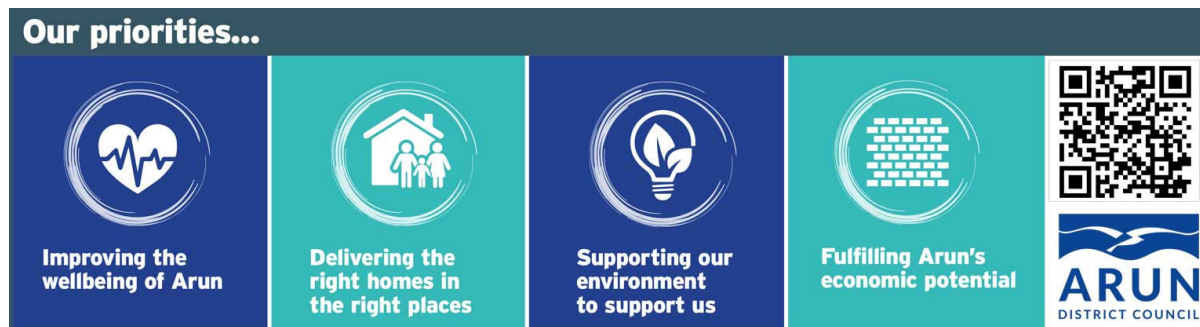
1. Runoff destination
 - 1.1. The drainage strategy proposes infiltration, but no evidence has been submitted to demonstrate that this is suitable (Winter groundwater monitoring and infiltration testing). The submitted strategy is not conclusive.
2. Interception drainage
 - 2.1. The information submitted is insufficient to assess if the proposals meet the requirements. Until a conclusive drainage strategy is established, an assessment cannot be made.
3. Extreme rainfall and flooding
 - 3.1. The information submitted is insufficient to assess if the proposals meet the requirements. Until a conclusive drainage strategy is established, an assessment cannot be made.
4. Water quality
 - 4.1. A water quality assessment has not been submitted
5. Amenity
 - 5.1. The information submitted is insufficient to assess if the proposals meet the requirements. Until a conclusive drainage strategy is established, an assessment cannot be made.
6. Biodiversity
 - 6.1. The information submitted is insufficient to assess if the proposals meet the requirements. Until a conclusive drainage strategy is established, an assessment cannot be made.
7. Construction, operation, maintenance, decommissioning and structural integrity
 - 7.1. The information submitted is insufficient to assess if the proposals meet the requirements. Until a conclusive drainage strategy is established, an assessment cannot be made.
8. Suggested conditions / Overcoming the objection
 - 8.1. As this is not a holding objection or a request for further information, requested conditions are not listed. If you are minded to approve this application, please reconsult engineers for a list of suggested conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.
 - 8.2. **The imposition of conditions at this stage rather than overcoming the objection could result in a circumstance where the condition cannot be discharged. In the event of attaching a condition that cannot be discharged, permission may be invalid or that condition could be deemed to be unreasonable.**
 - 8.3. If you are minded to allow the applicant additional time to submit further documents to support this application, then further evidence may overcome our objection. Please do not allow the applicant to submit further documents without prior discussion as to whether it will be possible for these to be assessed or influence your determination.
 - 8.4. It is recommended that the applicant reviews the guidance and checklists on the Arun District Council website and resubmits information that is compliant with the same.

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



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 23 February 2026 11:49

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

Subject: Planning Consultation on: Y/5/26/PL

To: Engineers (Drainage)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: Y/5/26/PL

Registered: 23rd February 2026

Site Address: 2 Downview Road Yapton BN18 0HS

Grid Reference: 498250 103074

Description of Works: Erection of terrace of 4 No town houses with gardens and parking spaces.
This application is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application and 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.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 26th March 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Hebe Smith

Planning Officer- Arun District Council

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Email: hebe.smith@arun.gov.uk

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