

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/67/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Hannah Kersley	Date of Review:	12/12/2025
Site Name:	Land at Drove Farm Yapton BN18 0EB		
Application Description:	Approval of details reserved by condition imposed under Y/92/14/OUT relating to condition 11-updated copy of management manual.		
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	Condition 11: Further information required
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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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	Insufficient	Objection

Reviewed Plans

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

-sustainable drainage system (SuDS) Management Strategy

Condition wording

Condition 11 is worded as follows:

"Prior to any building being occupied in a phase, and after completed construction of the surface water drainage system serving it, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/implementation or confirm in writing that no changes are required to the manual. No further changes shall be made to the approved surface water drainage system Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the

owners of the dwellings & the management company other than with the written consent of the Local Planning Authority. The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Reason: To ensure the efficient maintenance and on-going operation of the surface water drainage system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32, in accordance with Policies D DM1, 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.

2. Status of drawing requires confirmation that it is based on finalised construction drawings

3. Unclear responsibility for shared soakaway assets below private parking bays

4. Swale maintenance schedule does not include reference to filter drain maintenance

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/67/25/DOC Site Name: Land at Drove Farm Yapton BN18 0EB	Initial Issue Date: 12/12/2025 Issue Date: Reviewer Reference: ADC/EXT3/RW
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Summary and Recommendation:

Condition 11: **Further information required / Objection / No objection / Support** **[DELETE AS REQUIRED]**

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 Comments	Designer Response	ADC Drainage Comments		
Date:	12/12/2025				
Condition Number: 11					
Comment Number					
1	How are the shared soakaway crates below private drives maintained? Is this the responsibility of the landowner or the management company? Notable locations SA2, and SA6 require confirmation.				
2	Can drawing status be updated to show drawings are final construction issue or as built?				
3	Swale maintenance does not include reference to "enhanced" aspect i.e. the				

	pipe structure below the swale and how regular maintenance.				
4					
5					
6					
7					
8					
9					

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:
Sent:
To:
Subject:
Attachments:

Breezie Allwright
16 December 2025 09:31
Planning Scanning
Fw: Planning Consultation on: Y/67/25/DOC
Y-67-25-DOC – Drove Farm.docx

Y/67/25/DOC
PL- consultation response- drainage engineers

Breezie Allwright
Planner Degree Apprentice, Planning Department
T: 01903737889
E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification 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:
Sent:
To:
Cc:
Subject:

Sarah Burrow <Sarah.Burrow@arun.gov.uk>
15 December 2025 11:04
Hannah Kersley <Hannah.Kersley@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Land Drainage <Land.Drainage@arun.gov.uk>
FW: Planning Consultation on: Y/67/25/DOC

Hi Hannah,

Please see below and attached. This was bounced back as I had originally sent it from the land.drainage inbox rather than from my email account.

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
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Sarah Burrow **On Behalf Of** Land Drainage
Sent: 15 December 2025 10:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Land Drainage <Land.Drainage@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/67/25/DOC

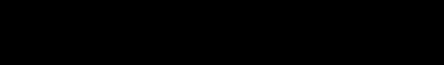
Hi Hannah,
Find the consultation – requesting further information – attached. Apologies for the delay in response.

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



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Supporting our environment to support us

Fulfilling Arun's economic potential

From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 October 2025 09:34
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Consultation on: Y/67/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	Y/67/25/DOC
Registered:	23rd October 2025
Site Address:	Land at Drove Farm Yapton BN18 0EB
Description of Works:	Approval of details reserved by condition imposed under Y/92/14/OUT relating to condition 11-updated copy of management manual.

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](#) 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.

[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 **7th November 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

Hannah Kersley

Planning Case Officer- Arun District Council

Telephone: 01903 737856

Email: hannah.kersley@arun.gov.uk

PLCONDOC (ODB) 2020