

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/67/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Hannah Kersley	Date of Review:	06/05/2026
Site Name:	Land at Drove Farm Yapton BN18 0EB		
Application Description:	Approval of details reserved by condition imposed under Y/92/17/OUT relating to condition 11-updated copy of management manual.		
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 11: No 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	Support
2. Interception drainage	Compliant	Support
3. Extreme Rainfall and Flooding	Compliant	Support
4. Water Quality	Compliant	Support
5. Amenity	Compliant	Support
6. Biodiversity	Compliant	Support
7. Construction, operation, maintenance, decommissioning and structural integrity	Compliant	Support

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
- EMAIL 14.01.26 suds 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"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.

2. Requested updates have been made to the report, report now has full coverage of requirements for maintenance schedule.

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: 06/05/2026 Reviewer Reference: ADC/EXT3/RW
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Summary and Recommendation:

Condition 11: **Support**

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			
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.		Notes added in Section 3		
2	Can drawing status be updated to show drawings are final construction issue or as built?		Appendices updated. Any amendments during construction to be picked up in final handover of maintenance manual to management company		
3	Swale maintenance does not include reference to "enhanced" aspect i.e. the pipe structure below the		Included within maintenance schedule		

	swale and how regular maintenance.				
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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: Elaine Walby on behalf of Planning.Responses
Sent: 07 May 2026 16:27
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: Y/67/25/DOC
Attachments: Y-67-25-DOC - Land at Drove Farm V2.docx

PL- Consultation- Engineers response

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Planning Services

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To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



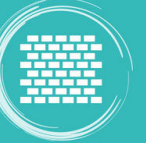
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 06 May 2026 12:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/67/25/DOC

Please find enclosed our consultants response recommending discharge of condition.

Regards

Paul Cann
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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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: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 16 January 2026 12:18
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-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
Grid Reference:	496923 102979
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under Y/92/17/OUT relating to condition 11-updated copy of management manual.

I am able to inform you that I have received an amendment to the above application dated 14th January 2026 relating to: Substitute SUDs management strategy

If you should wish to make further representations as a result of this amendment, please make any further comment by **30th January 2026**.

[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

Hannah Kersley

Planning Case Officer-Arun District Council

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Email: hannah.kersley@arun.gov.uk