

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/70/25/PL	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hebe Smith	Date of Review:	18/12/2025
Site Name:	Avisford Medical Centre North End Road Yapton BN18 0DU		
Application Description:	Two proposed single storey extensions to provide an additional consultation room and a purpose-built staff room. This application may affect the setting of listed buildings, affects the character and appearance of the Main Road/Church Road Yapton Conservation Area and is in CIL zone 2 (Zero Rated) as other development.		
Assessment Number:	1		

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	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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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 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	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	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	N/A	

Reviewed Plans

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

- LOCATION PLAN NE_EX_01
- EXISTING GROUND AND FIRST FLOOR PLANS NE_EX_02
- EXISTING ROOF PLAN NE_EX_03
- EXISTING EAST, SOUTH, SOUTH WEST ELEVATIONS NE_EX_04
- EXISTING WEST AND NORTH ELEVATIONS, SECTIONS NE-EX_05
- SITE/BLOCK PLAN NE_P_0
- PROPOSED GROUND FLOOR PLAN NE_P_02
- PROPOSED ROOF PLAN NE_P_03
- PROPOSED EAST, SOUTH AND SOUTH WEST ELEVATIONS NE_P_04
- PROPOSED WEST AND NORTH ELEVATIONS, SECTIONS NE_P_05
- LIDSEY DRAINAGE IMPACT ASSESSMENT

Consultation comments to the planning officer

0. General

- 0.1. The proposed building extensions are affected by low surface water flood risk in the future year 'with climate change' national modelling of less than 1% AEP and at low depths. No surface water flood risk is shown on the present day modelling. This level of risk is acceptable.
- 0.2. The reuse of the existing surface water drainage system for small areas of building extension over previously paved and drained areas poses no significant change which would affect surface water drainage on or offsite and therefore is not required to meet National Sustainable Drainage Standards.
- 0.3. The design of the drainage system will be subject to technical review as part of Building Regulations Approvals and no technical design and implementation conditions are required.

1. Runoff destination

- 1.1. The reuse of the existing drainage system is acceptable.

2. Interception drainage

- 2.1. Based upon the preexisting discharge the reuse of the existing drainage system is acceptable.

3. Extreme rainfall and flooding

- 3.1. The development is not at significant risk of flooding.
- 3.2. The reuse of the existing drainage system is acceptable. Attenuation of extreme rainfall is not required.

4. Water quality

- 4.1. The reuse of the existing drainage system is acceptable. Additional water quality mitigation is not required.

5. Amenity

- 5.1. N/A

6. Biodiversity

- 6.1. N/A

7. Construction, operation, maintenance, decommissioning and structural integrity

- 7.1. N/A

8. Suggested conditions / Overcoming the objection

- 8.1. No planning conditions are required.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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<https://www1.arun.gov.uk/planning-application-finder>



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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: 22 December 2025 14:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: RE: Planning Consultation on: Y/70/25/PL

Please find enclosed our external consultants response, no objection.

Regards

Paul Cann

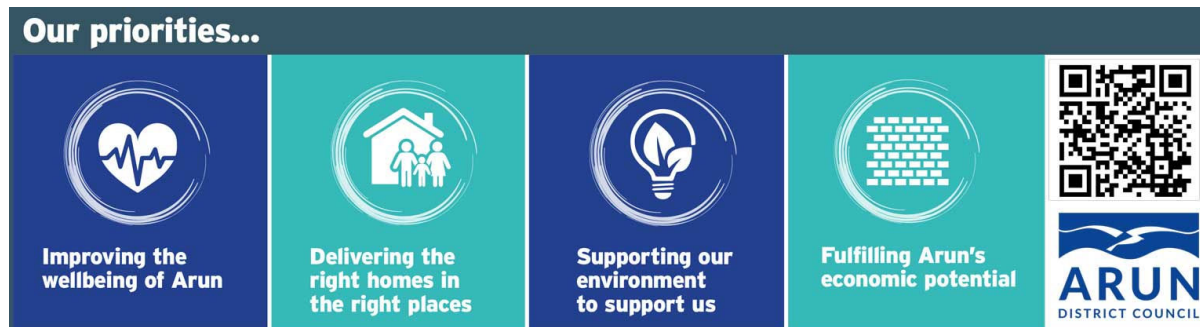
Principal Drainage Engineer, Coastal Engineers and Flood Prevention

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

Sent: Friday, November 21, 2025 8:33:28 AM (UTC+00:00) Monrovia, Reykjavik

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

Subject: Planning Consultation on: Y/70/25/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/70/25/PL

Registered: 20th November 2025

Site Address: Avisford Medical Centre North End Road Yapton BN18 0DU

Grid Reference: 497777 103421

Description of Works: Two proposed single storey extensions to provide an additional consultation room and a purpose-built staff room. This application may affect the setting of listed buildings, affects the character and appearance of the Main Road/Church Road Yapton Conservation Area and is in CIL zone 2 (Zero Rated) as other development.

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.

Should you have any comments to make, these should be sent by replying to this email by 27th December 2025 . 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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