

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/71/25/DOC	Reviewer Reference:	ADC/EXT4
Planning Officer:	Simon Davis	Date of Review:	17/03/2026
Site Name:	Land at Stakers Farm North End Road Yapton		
Application Description:	Approval of details reserved by condition imposed under Y/44/17/OUT relating to condition 18-updated copy of management manual for SuDS 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 18: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Compliant	No objection

Reviewed Plans

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

- AS BUILT STORM DRAINAGE SURVEY PHASE 2 AS MARKED BY DAVID LINTON-CLOWES-DANDARA, uploaded in 5 parts via the public planning portal
- DRAINAGE AND SuDS MAINTENANCE AND MANAGEMENT PLAN

Condition wording

Condition 18 is worded as follows:

"Upon completed construction of the SuDS System but prior to occupation of any part of the scheme, 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 SuDS 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 SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32 and in accordance with policy 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. **Additional information is required within the Maintenance and Management Plan as noted in the comment tracker below.**

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/71/25/DOC Site Name: Land at Stakers Farm North End Road Yapton	Initial Issue Date: 29/12/2025 Issue Date: 17/03/2026 Reviewer Reference: ADC/EXT4
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Summary and Recommendation:

Condition 18: **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 Comments	Designer Response	ADC Drainage Comments		
Date:	29/12/2025	07/01/2026	17/03/2026		
Condition Number:					
Comment Number					
1.	Please refer to the Arun District Council SuDS Maintenance and Management Checklist for the minimum required information to support this condition https://www.arun.gov.uk/designer-checklists	We have reviewed the Checklist and updated Maintenance Plan accordingly. The Maintenance Plan report has additional section in relation to swale maintenance and action for accidental spillages of pollutants as well as other information to align with Arun DC checklist.	Note		
2.	The maintenance plan only appears to include the asbuilt survey, the full set of approved design drawings must be included with the Maintenance and Management Plan	Full set of approved design drawings included.	Only the drainage layout plans appear to have been included in the updated Maintenance Plan report. All drawings including drainage		

			construction details need to be included		
3.	Please provide a plan showing maintenance responsibility should be included in the report	Additional drawing YAP-130-090 provided that differentiates the responsibility between management company and respective householders.	Thank you for providing this but please add a key to this drawing to identify which the red colour and blue colour drainage relates to please		
4.	Please provide a pro-forma inspection checklist within the plan	Note that paragraph 2.1.5 states that management company would prepare a bespoke maintenance record sheet however CIRIA C753 pro-forma is included as a minimum	Thank you item now closed		
5.	Please provide a maintenance record pro-forma	Note that paragraph 2.1.5 states that management company would prepare a bespoke maintenance record sheet however CIRIA C753 pro-forma is included as a minimum	Thank you item now closed		
6.	Please provide details or proposals for where green waste and organic sediments will be stored/disposed from arisings from maintenance activities	Any silt or green waste is to be disposed off site at a suitable facility – noted added to the report at paragraph 3.1.8.	Thank you item now 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: Elaine Walby on behalf of Planning.Responses
Sent: 20 March 2026 16:14
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: Y/71/25/DOC
Attachments: Y-71-25-DOC - Land at Stakers Farm-26-03-17.docx

PL- Consultation- Engineers response

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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...



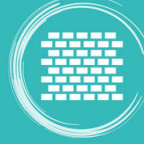
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Delivering the right homes in the right places



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: 20 March 2026 13:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/71/25/DOC

Please find enclosed our consultants response, further information required.

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: 21 January 2026 11:10
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: Y/71/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	Y/71/25/DOC
Registered:	4th December 2025
Site Address:	Land at Stakers Farm North End Road Yapton
Grid Reference:	497619 103624
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition imposed under Y/44/17/OUT relating to condition 18-updated copy of management manual for SuDS system.

I am able to inform you that I have received an amendment to the above application dated 20th January 2026 relating to: Substitute drainage and SuDs management plan and additional drainage information

If you should wish to make further representations as a result of this amendment, please make any further comment by **4th February 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

Mr S Davis

Planning Case Officer-Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLRECON_DOC (ODB) 2020