

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/71/25/DOC	Reviewer Reference:	ADC/EXT4b
Planning Officer:	Simon Davis	Date of Review:	09/06/2026
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: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	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:

- YAP-130-090A SW Maintenance Plan
- Drainage and SUDs Management Plan Rev D 08.01.2026 - Appendix B Dwg 090 has been superseded
- YAP-180-030C2 Drainage Construction Details Sheet 1 of 2
- YAP-180-031C5 Drainage Construction Details Sheet 2 of 2
- Appendix A to Drainage and SuDs Management Plan
- Appendix B to Drainage and SuDs Management Plan
- Appendix C to Drainage and SuDs Management Plan
- Land at Stakers Farm Odyssey Jan 2026 drainage responses
- Engineers response
- Drainage Engineers response
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Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 18:

- DRAINAGE AND SUDS MAINTENANCE AND MANAGEMENT PLAN Rev D, dated 08.01.26 (plan YAP-130-090 SW Maintenance Plan of Appendix B superseded – see below).
- Appendix A to Drainage and SuDS Management Plan (referenced above)
- YAP-130-090 Rev A - SW MAINTENANCE PLAN (70 UNITS SCHEME) (Appendix B to Drainage and SuDS Management Plan (referenced above))
- Appendix C to Drainage and SuDS Management Plan (referenced above)
- YAP-180-030 Rev C2 - DRAINAGE CONSTRUCTION DETAILS (SHEET 1 OF 2) (to be added to drawing list in the manual and Appendix A).
- YAP-180-031 Rev C5 - DRAINAGE CONSTRUCTION DETAILS (SHEET 2 OF 2) (to be added to drawing list in the manual and Appendix A).

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. **All of the requested amendments to the manual have been made and supporting plans have been submitted. However, these have not been referenced within the manual itself (as appendices). The full list of documents and plans that should be approved are included above, however, technically these should all be included properly within the manual which is submitted for approval.**

3. This is an administration issue rather than a technical one and therefore there is no objection and no further consultation is required. However, it is recommended that the manual is corrected to include reference to the correct plans before approval.

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: 09/06/2026 Issue Date: Reviewer Reference: ADC/EXT4b
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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	ADC Drainage Comments	
Date:	29/12/2025	07/01/2026	17/03/2026	09/06/2026	
Condition Number: 18					
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	Submitted but not appended. Item closed but administration to be resolved.	

			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	Submitted but not appended. Item closed but administration to be resolved.	
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: Daun Johnson on behalf of Planning.Responses
Sent: 16 June 2026 15:44
To: Planning Scanning
Subject: FW: Planning Re-Consultation on: Y/71/25/DOC
Attachments: Y-71-25-DOC - Land at Stakers Farm.docx

Please upload attachment and email to Y/71/25/DOC, planning, consultee response, END

Daun Johnson
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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>



From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 16 June 2026 13:31
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 recommending discharge of condition.

@Simon Davis – your attention is drawn to the following commentary within our consultants response;

1. All of the requested amendments to the manual have been made and supporting plans have been submitted. However, these have not been referenced within the manual itself (as appendices). The full list of documents and plans that should be approved are included above, however, technically these should all be included properly within the manual which is submitted for approval.
2. This is an administration issue rather than a technical one and therefore there is no objection and no further consultation is required. However, it is recommended that the manual is corrected to include reference to the correct plans before approval.

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: 17 April 2026 16:39
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 17th April 2026 relating to: Amended Drainage and Maintenance Drawings

If you should wish to make further representations as a result of this amendment, please make any further comment by **1st May 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