

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/72/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Harry Chalk	Date of Review:	23/01/2026
Site Name:	The Old Coal Yard North End Lane Yapton BN18 0DN		
Application Description:	Approval of details reserved by condition imposed under Y/41/23/PL (APP/C3810/W/23/3329367) relating to condition 5-surface water drainage.		
Assessment Number:	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 5: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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:

- IMPERMEABLE AREAS AND OVERLAND FLOW ROUTE PLAN 501 REV P-
- DRAINAGE LAYOUT 101 REV11
- CONSTRUCTION DETAILS 301 REV 5
- SuDS AND DRAINAGE REPORT
- SuDS MAINTENANCE SCHEDULE
- FULL SuDS DESIGN CHECKLIST
- PERMEABLE PAVING CALCULATIONS
- IMPERMEABLE AREAS & OVERLAND FLOW ROUTE PLAN 501_1

Condition wording

Condition 5 is worded as follows:

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

Consultation comments to the planning officer

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

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/72/25/DOC Site Name: The Old Coal Yard North End Lane Yapton BN18 0DN	Initial Issue Date: 18/12/2025 Issue Date: 23/01/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 5: **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	ADC Drainage Comments	Designer Response	ADC Drainage Comments	
Date:	25/07/2025	13/11/2025	09/01/2026	23/01/2026	
Condition Number: 5					
Comment Number					
1	Please submit construction issue level (full detailed designs) surface water drainage, levels drawings, manhole schedule and construction details for all the drainage features. The submission contains only a drainage strategy which is not satisfactory to discharge condition 5. Designer Response 15/08/2025 Supplied	Manhole Schedule including depths types of manholes and sizes is still not supplied. The plan should be fully detailed with pipe materials / bedding. Invert levels for permeable paving. Dimensions / information on of soakaways. Ground levels. Information on existing ground levels (topo survey). Any other information that	Plans now marked as Stage 4 Technical Design. Spot levels added across site.	Design revisions acceptable. No Further Comments.	

		the groundworker would need to construct the drainage system. ADC Drainage Comments 18/12/2025 and pipe information suitable for a Technical Design but is marked Preliminary. The condition wording requires the works to be constructed to the approved plans. Finished levels information should be provided as part of the technical design.			
2	Please confirm the distance between any buildings and the soakaways. Designer Response 15/08/2025 Included on drainage layout	No further comments			
3	On hydraulic calculations for the soakaways exclude infiltration from their base. Also, provide hydraulic calculations for the permeable paving. Designer Response 15/08/2025 Adjusted to suit	Not provided ADC Drainage Comments 18/12/2025 The drained areas for the driveway permeable paving total 370sqm without the front paths whereas the calculations show 0.032ha. Calculations for the sloping split compartment permeable paving have	Impermeable areas plan updated to reflect this. Permeable Paving calculations also revised to suit the different sized areas. In order to keep the max water level out of the paving block layer, the thickness of the sub-base has been	Design revisions acceptable. No Further Comments.	

		equal drained areas but the sizes of the compartments are different. The lower compartments fill to a level within the surface blockwork paving (within 20mm of the surface) during the design storm and there is therefore no tolerance for discrepancy. The compartments should be modelled with the correct drained areas and sizes to ensure flooding does not occur on the highway. The top water level should not be within the paving block layer.	increase slightly.		
4	Please provide additional hydraulic calculations for 1 in 30 years plus climate change. Designer Response 15/08/2025 Adjusted to suit	Not provided ADC Drainage Comments 18/12/2025 Provided. Comment closed			
5	On hydraulic calculations please use Cv=1. Designer Response 15/08/2025 Adjusted to suit	Not provided ADC Drainage Comments 18/12/2025 Provided. Comment closed			
6	Please provide silt traps/catchpits prior to discharge into the soakaways.	No further comments			

	Designer Response 15/08/2025 The final chambers before discharge to soakaway are catchpits				
7	Please provide detailed design details of all the soakaways Designer Response 15/08/2025 Supplied	A generic detail has been provided. We require a bespoke detail for each soakaway showing each cover level/ invert level / Top of Crate level that applies ADC Drainage Comments 18/12/2025 This comments is not addressed in the submission. The trench soakaway detail does not include an air vent and the inlet pipe is not at soffit level, this may prevent filling of the storage during extreme rainfall. The rainwater harvesting tank is not specified and construction details are not provided.	An air vent has been included onto each soakaway to allow for the filling during storm events. Rainwater harvesting has been specified as a GRAF Platin 15001. The installation guide from GRAF has been included.	Design revisions acceptable. No Further Comments.	
8	Please show any potential tree root protection zones on the surface water drawing. Designer Response 15/08/2025	No further comments			

	There are no trees on site therefore no root protection areas				
9	Please provide calculations using FEH data. Designer Response 15/08/2025 Adjusted to suit	Not provided ADC Drainage Comments 18/12/2025 Provided. Comment closed			
10	Please provide an impermeable areas plan which will include urban creep. These areas should be reflected on the calculations Designer Response 15/08/2025 The calculations have been adjusted so that the captured roof areas have been increased by 10% to cater for urban creep. The new calculations for permeable paving do not include urban creep.	No further comments			

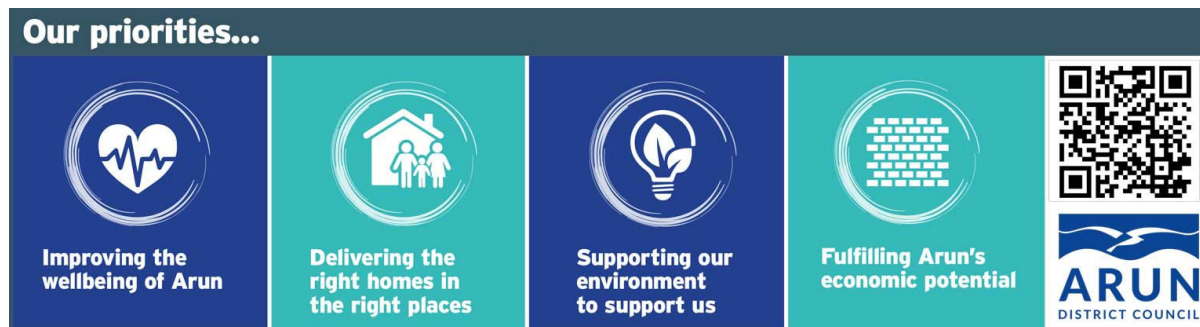
If a designer would like a .docx version of this document to aid administration of responses, please request this by email to land.drainage@arun.gov.uk.

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

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

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 26 January 2026 10:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: Y/72/25/DOC

T: 01903 737819
E: paul.cann@arun.gov.uk



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

Sent: 13 January 2026 14:18

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

Subject: Planning Re-Consultation on: Y/72/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y/72/25/DOC
Registered: 4th December 2025
Site Address: The Old Coal Yard North End Lane Yapton BN18 0DN
Grid Reference: 498096 104340
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under Y/41/23/PL (APP/C3810/W/23/3329367) relating to condition 5-surface water drainage.

I am able to inform you that I have received an amendment to the above application dated 13th January 2026 relating to: Substitute drainage layout and construction details

If you should wish to make further representations as a result of this amendment, please make any further comment by **27th 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

Harry Chalk

Planning Case Officer-Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLRECON_DOC (ODB) 2020