

Engineers Comments Regarding Surface Water Drainage

Application Reference:	Y/8/26/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Hebe Smith	Date of Review:	15/05/2026
Site Name:	Tyrolean Lodge Main Road Yapton BN18 0EA		
Application Description:	Approval of details reserved by condition under Y/32/23/PL relating to condition 8- Surface Water Drainage.		
Assessment Number:	4		

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 8: 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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	N/A	
6. Biodiversity	N/A	
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:

- Calculations for soakaway
- Response to Comment Tracker
- Engineers response
- Email from customer responding to outstanding comments and SUP soakaway calculations to upload - 6.5.26

Plans/Documents to be listed as approved

The following plans/documents should be listed as approved in respect to condition 8:

- Drawing 0007_500 DRAINAGE PLAN AND DETAILS

Condition wording

Condition 8 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 / No part of the extended 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works”

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/8/26/DOC Site Name: Tyrolean Lodge Main Road Yapton BN18 0EA	Initial Issue Date: 19/03/2026 Issue Date: 15/05/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 8: **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:	19/03/2026	24/04/2025	11/05/2026	15/05/2026	
Condition Number: 8					
Comment Number					
1.	The condition wording calls for full details to be provided. This should include technical design and supporting calculations to demonstrate acceptable design. Guidance was given at full planning stage and written design and assessment guidance is available on the Arun DC webpages. Designer Response 17/04/2026 Noted	The construction details are acceptable.	None.	No further issues. Comment closed.	
2.	The infiltration testing provided appears to follow the BRE365 method and calculations are provided to confirm infiltration rates. The	Comment closed.			

	depth of the percolation test should be confirmed to be similar to the soakaway design. Designer Response 17/04/2026 It is confirmed that the BRE 365 method was adopted and that the depth of the test pit was similar to that of the proposed soakaway depth				
3.	The groundwater monitoring provided appears to show a highest GW level of 3.25m bgl but this is not shown on a soakaway design drawing. A minimum of 1m vertical distance must be maintained above the high winter groundwater level. Designer Response 17/04/2026 Peak GW level appeared at 3.25m below ground level. The base of the soakaway is shown at 1.74m below ground level giving a vertical distance between them of 1.51m	Comment closed			
4.	A Drainage Layout Plan and Construction Details should be provided suitable for	Comment closed.			

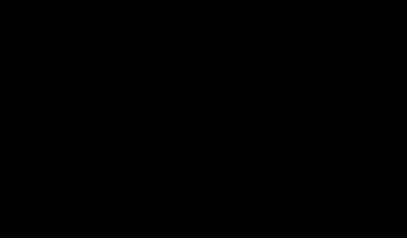
	RIBA Stage 4 Technical Design Designer Response 17/04/2026 Site plan attached showing surface water drainage layout and construction details.				
5.	No calculations are provided for extreme rainfall. See guidance on Arun DC webpages. Designer Response 17/04/2026 Revised calculations attached which take into account extreme rainfall.	The calculations do not include the design storm which is the 1% AEP plus 45% climate change allowance. This was noted to be required in comments made at planning stage.	The recalculation based on 1% AEP plus 45% climate change allowance (attached)	Comment Closed.	
6.	No factor of safety has been applied to the infiltration rate. See guidance within the NSfS. Designer Response 17/04/2026 Factor of safety is allowed for within the BRE 365 calculations.	This is not clear in the calculations please highlight the design infiltration rate and factor of safety applied.	My engineer informs me that the BRE method does not need a factor of safety on the infiltration rate as the effective area of the soakaway is adjusted within the calculations. The infiltration rate is shown on the design calculation sheet.	The calculations are now sufficiently robust for the drained area. Comment Closed.	
7.	No assessment of water quality mitigation is provided	Mitigation is acceptable, comment closed.			

	Designer Response 17/04/2026 Any water entering the system will only be the run-off from the slate roof. Leaf guards are to be installed at the gutter outlets to prevent contamination from any falling leaves. The downpipes discharge into trapped gullies and then into the 110mm stormwater pipe. This pipe discharges into a silt trap which will remove any silt before carrying on into the soakaway				
8.	A maintenance plan should be included Designer Response 17/04/2026 The system is very simple with only two rainwater pipes discharging into trapped gullies and on into single length of 110mm underground surface water pipe which then goes on through a Turtle Enviro Silt Block 500. The trapped gullies will be checked on a regular basis and cleaned if necessary. The recommendations for the silt block is that it is checked and cleaned annually.	A short statement summarising the maintenance requirements with the product literature attached can be submitted and provided to the homeowner.	I have been in touch with Turtle Enviro technical team and they inform me that there are no specific maintenance requirements as each site will be different. Their view was that as the run off area from this site is small and the areas concerned are essentially smooth there would be a minimal amount of silt entering the system. It was suggested that after a period of sustained rainfall the silt trap is inspected and then monitored on a	The explanation is acceptable. Comment Closed.	

			monthly basis for the first winter. Given the site conditions an annual clean of the trap and filter should be more than adequate. Using this system there should be almost zero silt entering the soakaway. I will be the homeowner and so have all the information to hand		
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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.

PL- Consultation- Engineers response



Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk

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Our priorities...



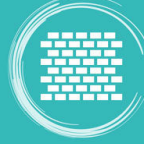
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Delivering the right homes in the right places



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: 18 May 2026 13:46
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 Re-Consultation on: Y/8/26/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: 11 May 2026 11:49
To: Land Drainage <Land.Drainage@arun.gov.uk>
Subject: Planning Re-Consultation on: Y/8/26/DOC

To: **Engineers (Drainage)**

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NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	Y/8/26/DOC
Registered:	10th March 2026
Site Address:	Tyrolean Lodge Main Road Yapton BN18 0EA
Grid Reference:	
Category:	Discharge of Condi
Description of Works:	Approval of details reserved by condition under Y/32/23/PL relating to condition 8- Surface Water Drainage.

I am able to inform you that I have received an amendment to the above application dated 6th May 2026 relating to: Soakaway calculations

If you should wish to make further representations as a result of this amendment, please make any further comment by **26th 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

Hebe Smith

Planning Case Officer-Arun District Council

Telephone: 01903 737626

Email: hebe.smith@arun.gov.uk

PLRECON_DOC (ODB) 2020