

Application Reference: BE/40/26/DOC Site Name: Chalcroft Nurseries Chalcroft Lane Bersted PO21 5TS	Initial Issue Date: 09/07/26 Issue Date: 09/07/26 Reviewer Reference: EXT/02
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Summary and Recommendation:

Condition 22: **Objection**

Condition 23: **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			
Date:	09/07/26				
Condition Number: 22					
Comment Number					
1.	An assessment has not been submitted with regard to rainwater reuse (NSfS Standard 1)	The Site is a commercial development with insufficient water demand to incorporate a viable water reuse within the buildings. SuDS Planters are proposed to provide some rainwater harvesting. See Surface Water Drainage Design Note v1.3 Section 4.2.3			
2.	Existing and future flood risk from any source has not been detailed (NSfS Standard 1- Runoff destination)	Existing and future Flood Risk was detailed and approved as part of the Flood Risk Assessment that accompanied the Outline Planning Application BE/81/20/OUT.			

3.	The connection to the watercourse appears to be outside of the redline boundary. It should be demonstrated that the applicant has the right install the proposed drainage in land outside of their control (NSfS Standard 1 - Runoff destination)	The site owner is the riparian owner of the ditch at the north of site; there is no third party land. Title Plan is attached to this response.			
4.	No information has been provided in relation to NSfS Standard 2 - Interception	Inception drainage is detailed in Surface Water Drainage Design Note v1.3 Section 4.2.8.			
5.	Whilst a surcharged outfall has been included in the calculation, it is based on modelling rather than observed depths. In instances where observed depths are not available, the surcharged outfall should be based on top of bank levels. (NSfS Standard 3 – Extreme rainfall)	The modelling of the watercourse has been undertaken based on observed depth of water in the watercourse as set out in Surface Water Drainage Design Note v1.3 Section 3.5 and in accordance with Arun District Council Guidance which notes ¹ <i>The surcharge level should be based on the worst-case available modelling or known topographic constraints – for example the top of a watercourse bank, maximum predicted tidal levels or the cover level of the receiving sewer or drain.</i>			

		The additional ditch monitoring levels have been included in Surface Water Drainage Design Note v1.3 Appendix 4.			
6.	An assessment of the proposed discharge volumes has not been included demonstrating that flood risk is not increased (NSfS Standard 3 – Extreme rainfall)	The discharge volume calculations are included in Surface Water Drainage Design Note v1.3 Section 4.2.6 as the volume of discharge is increased the runoff from the site for all rainfall events up to the 100 year plus climate change event is equal to or less than Qbar or 3l/s/ha whichever is greater (3l/s/ha in this case). Which meets the requirements for sites with greater volume of runoff than the greenfield equivalent.			
7.	It has not been demonstrated that surface water flow from elsewhere will be safely conveyed around or through the site without compromising the SuDS system. It is noted from the Flood Maps for Planning that some surface water flood risk is shown which could be an overland flow route from Daffodil	The Flood Risk Assessment was considered and approved as part of the outline planning application. There are no surface water flow paths crossing the site and the site has been designed to accommodate a 100 year rainfall event plus 45% for climate change and there will not be surface water ponding on the site post			

	Avenue. (NSfS Standard 3 – Extreme rainfall)	construction. Surface Water Flood Map attached. The surface water ponding noted adjacent to Daffodil Avenue and on the south of the site does not indicate a flow path through the site. Both Daffodil Avenue and the site will be new development with suitable surface water drainage schemes. Post construction there will be no surface water ponding in the locations indicated as both areas will be positively drained.			
8.	No information has been provided in relation to NSfS Standard 5 - Amenity	Surface Water Drainage Design Note v1.3 Section 5 provides an Amenity Assessment.			
9.	No information has been provided in relation to NSfS Standard 6 - Biodiversity	Surface Water Drainage Design Note v1.3 Section 6 provides a Biodiversity Assessment.			
10.	Whilst some information has been provided in relation to NSfS Standard 7 relating to operation, maintenance, decommissioning and structural integrity, no	A Drainage Management and Maintenance Plan has been provided in accordance with condition 23 of the Planning Permission.			

	construction details have been provided for the components of the drainage system.	Drainage construction details have been provided on Drawing 501A, 502A and 504 submitted with the application.			
11.	The proposed headwall will require Arun byelaw consent. Please demonstrate that this is in place.	OWC consent was granted for the outfall under the previous scheme and a new bylaw consent application has been made, see Surface Water Drainage Design Note v1.3 Section 4.2.4 and Appendix 6.			
12.	Submit the FEH point descriptor file to land.drainage@arun.gov.uk	Not a reason for refusal.			
13.	Provide exceedance flow plan.	Surface Water Exceedance Route Plan is included in Surface Water Drainage Design Note v1.3 Appendix 9			
Condition Number: 23					
Comment Number					
	This condition cannot be discharged until condition 22 is discharged, because the manual should include the approved drawings.	Noted			
	A draft version of the maintenance manual has been submitted, the final version should be submitted	A final version of the maintenance report cannot be completed until the scheme is constructed as components may change			

		through the construction phase, which is perfectly normal.			
	The report has a number of grammatical and spelling errors.	We disagree but this is not a reason to object to a planning application.			
	The implications of lack of maintenance should be included.	See Section 9 of the Interim Drainage Management and Maintenance Plan			
	The maintenance operations should be specific to the development. Ensure that maintenance tasks are provided for all components included in the proposed drainage system and remove those that are not relevant	The Report is site specific.			
	Maintenance actions for the existing watercourse should be provided.	The maintenance of the existing watercourse is not subject to this planning application.			
	Include the drainage drawings in the document, including a plan showing areas of responsibility and maintenance access.	This can be subject to a suitable pre-occupation planning condition.			
	Stipulate that a pre-handover inspection is required.	See Section 2.3 of the Interim Drainage Management and Maintenance Plan			
	Include a checklist to facilitate consistent inspections.	Included at the rear of the Interim Drainage Management and Maintenance Plan			
	Include a maintenance record proforma.	Included at the rear of the Interim Drainage			

		Management and Maintenance Plan			

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.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

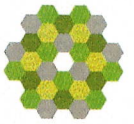
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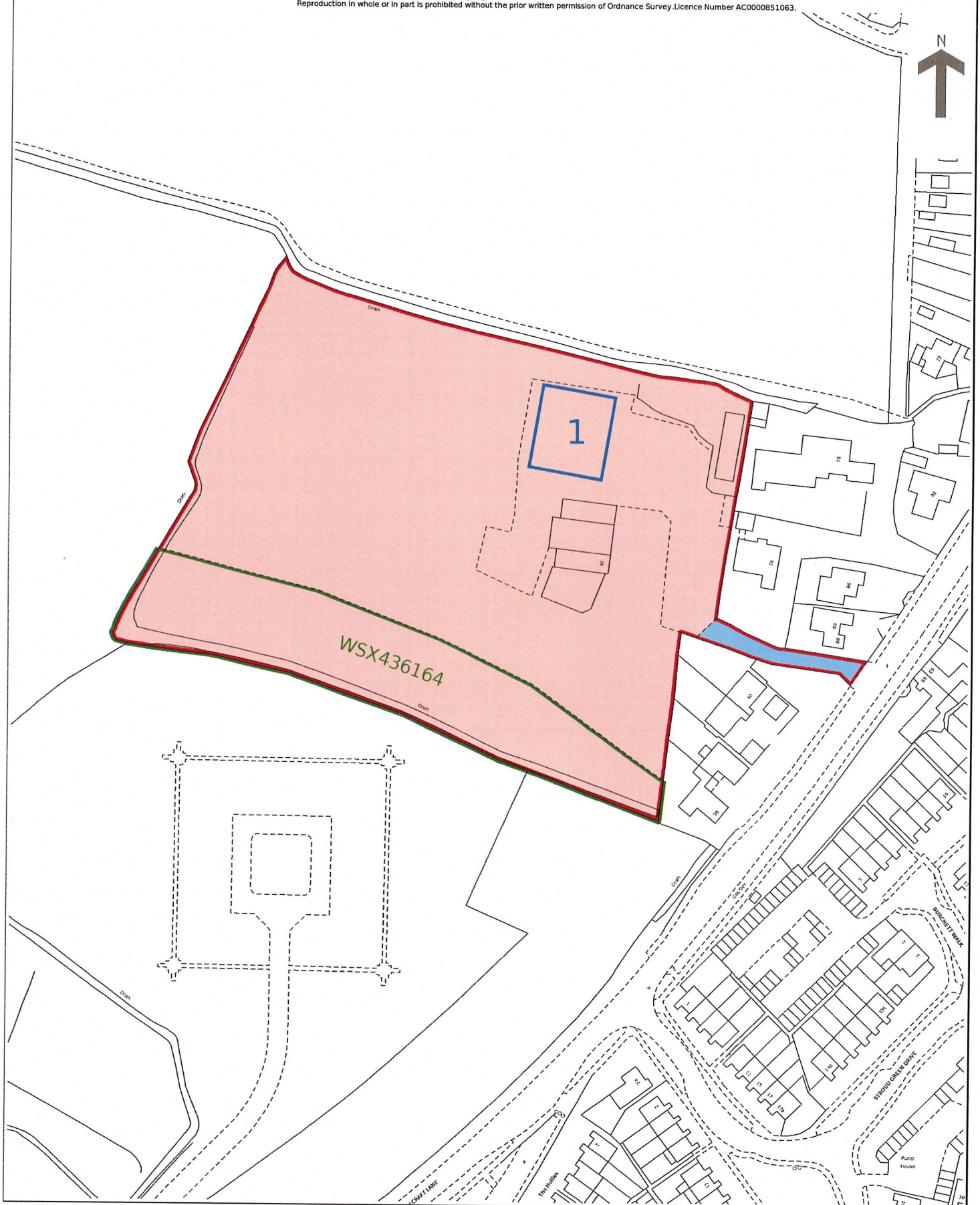
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title plan

Title number **WSX318871**
Ordnance Survey map reference **SU9100NE**
Scale **1:1250**
Administrative area **West Sussex : Arun**



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Datasets

Surface water

[Hide](#)

☐ Flood zones 2 and 3

☒ Surface water

☐ None

Climate change

2061 to 2125

[Hide](#)

☐ Present day

☒ 2061 to 2125

Annual likelihood of flooding

1 in 100

[Show](#)

Depth in millimetres

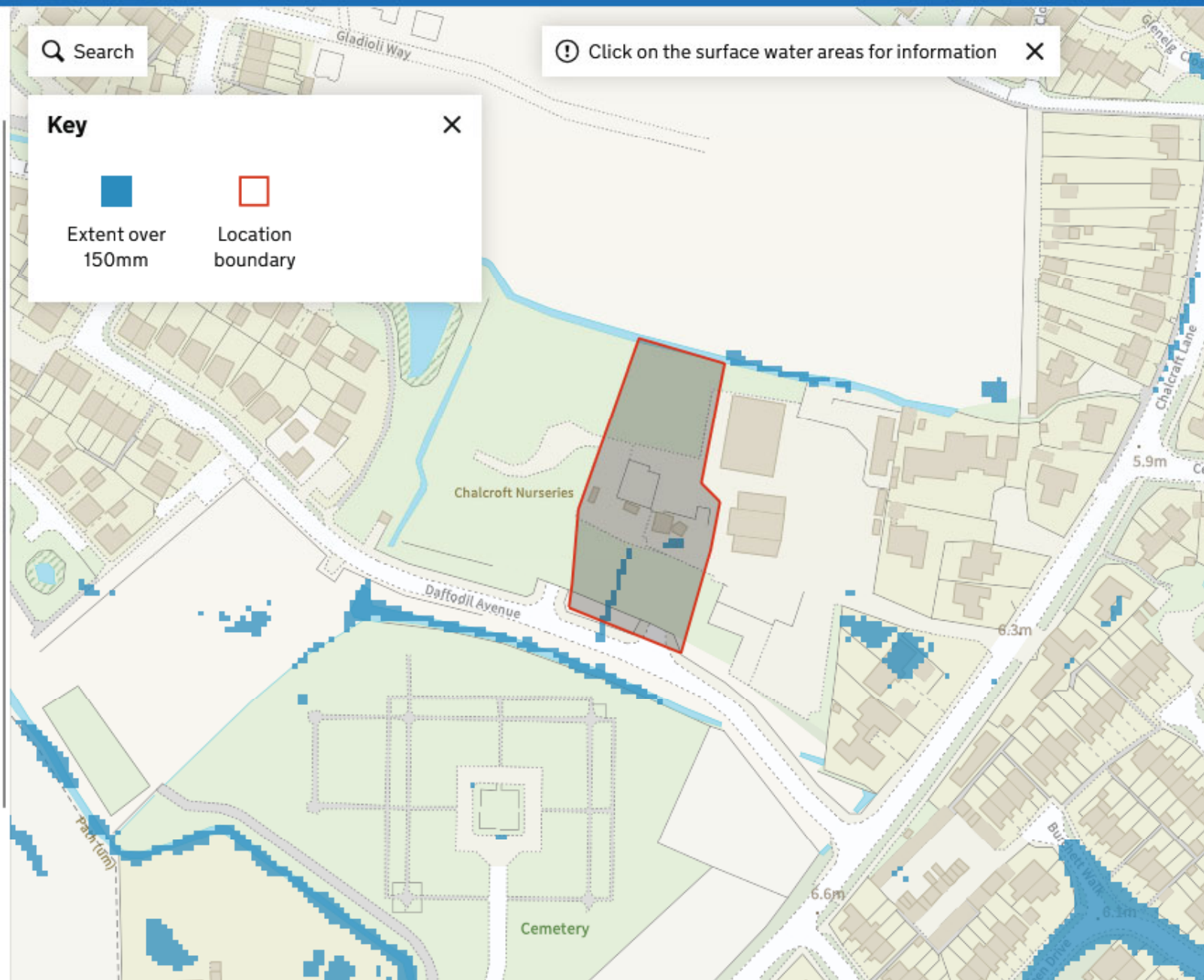
Extent over 150mm

[Hide](#)

☐ All depths

☐ Full extent of flooding

☒ Extent over 150mm



Datasets

Surface water

[Hide](#)

☐ Flood zones 2 and 3

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Climate change

2061 to 2125

[Hide](#)

☐ Present day

☒ 2061 to 2125

Annual likelihood of flooding

1 in 100

[Show](#)

Depth in millimetres

Extent over 300mm

[Hide](#)

☐ All depths

☐ Full extent of flooding

☐ Extent over 150mm

☒ Extent over 300mm

