

Application Reference: BN/152/24/DOC Site Name: Land at Angels Nursery Yapton Road Barnham PO22 0AY	Initial Issue Date: 23/04/2025 Issue Date: 13.04.2026 Reviewer Reference: ADC/EXT2/D2134/66
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Summary and Recommendation:

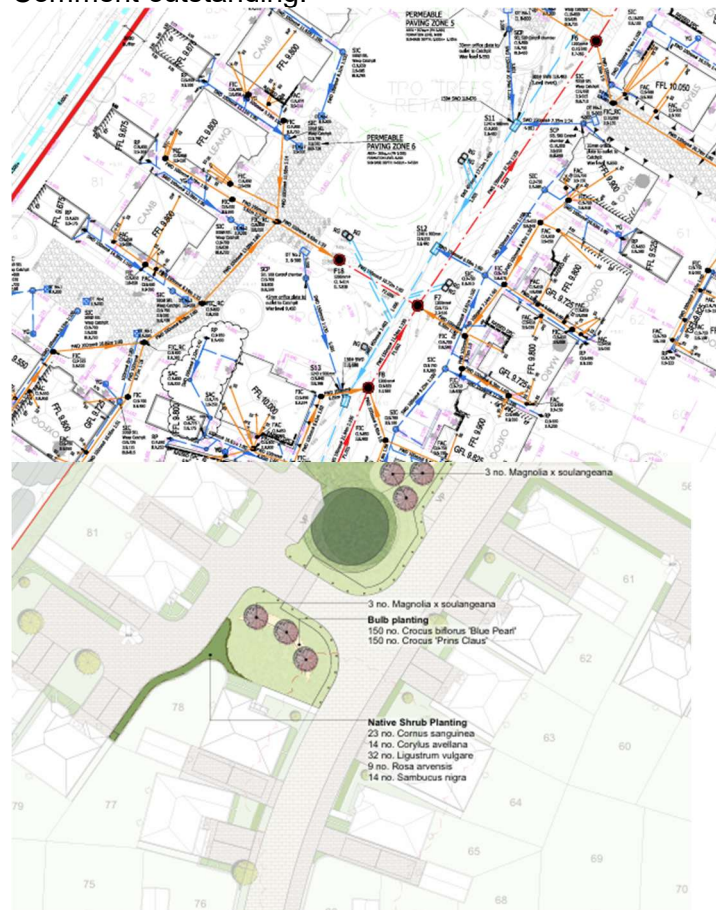
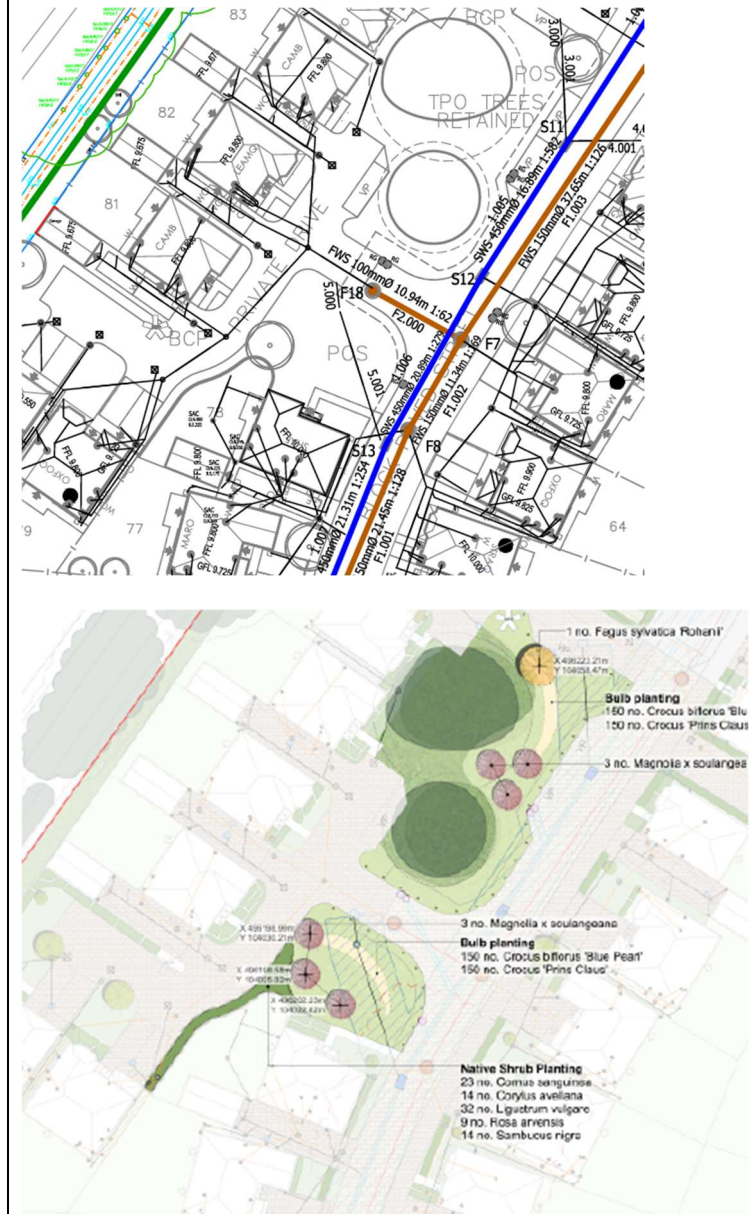
Condition 3: **Further information required**

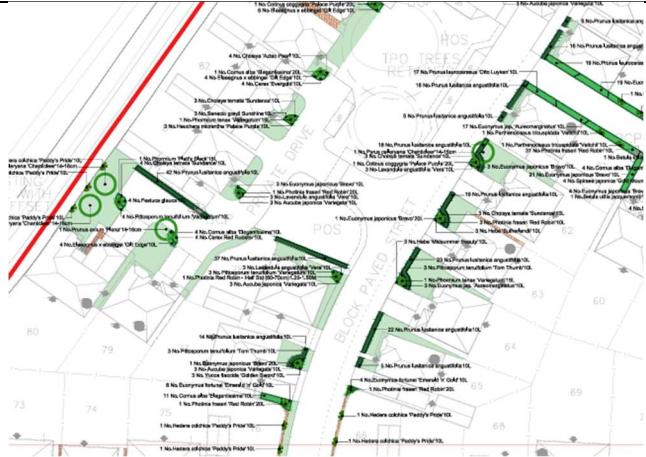
Condition 5: **No objection**

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	Designer Response	ADC Drainage Comments	Designer Response
Date:	23/04/2025	25/06/2025	30/09/2025	13/04/2026

Condition Number: 3

Comment Number					
1.	ADC Drainage Comments [BN/58/24/DOC] 24/05/2024: Please confirm that no new trees/landscape planting has been installed in areas which would be detrimental to the drainage infrastructure. Designer Response [BN/58/24/DOC] 09/07/2024: Dropbox link contains the approved landscaping plans. All landscaping has been instructed in accordance with these plans. ADC Response [BN/58/24/DOC] 10/09/2024: The landscaping drawing (P19-2044_02) for the public open space appears to be based on a different site layout. Please provide the correct landscaping drawing. ADC Response (BN/152/24/DOC) 15/01/2025 Landscaping drawing P19-2044_02 has been supplied as before. In addition another landscaping drawing for 'enhanced proposals' (Covey Design) has been supplied reference 17890 02 Rev B. Both drawings however are based on a different site layouts compared to the SUDS/engineering plans that we understand have been implemented.	The landscaping drawings provided are approved drawings. Landscaping on site has been carried out in accordance with these drawings. The information submitted shows that no trees/landscaping has been installed in areas which are detrimental to the drainage structure.	The applicant has not verified this response. An example can be seen below where the drainage GA appears to be conflicting with one of the landscaping proposals for the access to plot 81? Has landscaping been installed as per these drawings? Comment outstanding. 	The Landscaping Proposals have now been revised to relocate the 3no. Magnolia trees within the open space opposite plot 81 to avoid the easement associated with the existing surface water pipe. 	

	Please provide the landscaping proposals that have/will be installed to the final site layout. Designer Response (BN/152/24/DOC) 04/02/2025 The approved landscaping plans are clearly defined in section 2.1.4 within the report are presented in appendix A for reference. These are the drawings that are documented in associated planning decision notice/ approval. ADC Response (BN/152/24/DOC) 23/04/2025 To clarify the earlier comment, it would appear that both drawings however appear to show different planting proposals so there is some uncertainty of planting to be reviewed in vicinity of the drainage and SUDS features. Please provide the landscaping proposals that have/will be installed to the final site layout.				
2.	ADC Comments [BN/58/24/DOC] 10/09/2024: Encompass survey ref: ENC/270624/3459/S1. This shows that the as constructed storage pond levels differ to the design levels and it is shaped differently. This is further shown on drawing CBE-RR-BARNHAM ORTHO AB 01. Please demonstrate that this is not detrimental to the surface water drainage system. ADC Response (BN/152/24/DOC) 15/01/2025 This is fundamental where the base levels (higher) and top of bank levels vary (lower) and may increase the risk of flooding to 3rd party land. Designer Response (BN/152/24/DOC) 04/02/2025	Please see submitted drawings which indicate the top of the bank.(Ref: Swale Survey 12/06/25)	Noted. The as-built string of levels along the southern boundary is compliant with the proposed basin/earthwork design with freeboard. Comment closed.		

	Please refer to the as built calculations and section 6.2 of the report, which demonstrates the as constructed network remains in accordance with the design scheme hydraulic modelling output as approved at planning. ADC Response (BN/152/24/DOC) 23/04/2025 Response insufficient. The as-built topo survey shows the southern top of bank top be of the order of 9.01-9.17 for most of the length and the 'asbuilt' calculations show the water levels in the network exceeding this thus there is no freeboard.				
3.	ADC Response (BN/152/24/DOC) 15/01/2025 Update 1D modelling has been provided, however it is not possible to conclude if the cellular storage and basin criteria are correct. As commented above, levels for these primary storage items are uncertain and the essential 'top of bank' levels must be confirmed and observed within these calculations as it may be necessary for remedial works to the basin. Designer Response (BN/152/24/DOC) 04/02/2025 The scope of the survey and as shown on ENC/270624/3459/S1 Rev D all ditches and pond ground levels has been accurately surveyed by encompass surveys and this has been fed back to the original engineer who has revised their micro drainage calculations. Please refer to the as built calculations and section 6.2 of the report, which demonstrates the as constructed network remains in accordance with the design scheme hydraulic modelling output as approved at planning ADC Response (BN/152/24/DOC) 23/04/2025	Please see attached swale survey demonstrating that the top of the bank exceeding water levels.	Noted. The as-built string of levels along the southern boundary is compliant with the proposed basin/earthwork design with freeboard. Comment closed.		

	Response insufficient. The as-built topo survey shows the southern top of bank top be of the order of 9.01-9.17 for most of the length and the 'asbuilt' calculations show the water levels in the network exceeding this thus there is no freeboard.				

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.