

Engineers Comments Regarding Surface Water Drainage

Application Reference:	CM/18/25/DOC	Reviewer Reference:	ADC/EXT3/RW
Planning Officer:	Jessica Riches	Date of Review:	2/11/2025
Site Name:	Land West of Church Lane & South of Horsemere Green Lane Climping		
Application Description:	Approval of details reserved by condition imposed under reference CM/1/17/OUT relating to condition number 9 - i. surface water drainage scheme and ii. a foul water drainage scheme and condition number 10 - i./ ii. watercourses and iii. rising main and foul sewer pipe.		
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 9(i) Surface water drainage scheme: 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The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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:

- Clipping Flood Flow Analysis
- HEADWALL DETAILS Sheet 2 of 4 FOR/E5139/483 A
- EXTERNAL LEVELS LAYOUT OVERALL LAYOUT FOR/E5139/500 F
- FW PUMPING STATION ELEVATION A74057 Drg. No. 001
- FW PUMPING STATION PLAN A74057 Drg. No. 002
- FW PUMPING STATION KIOSK AND JUNCTION BOX PLINTHS A74057 Drg. No. 003
- FW PUMPING STATION COMPUND PLAN A74057 Drg. No. 004
- FW PUMPING STATION EARTHING DIAGRAM A74057 Drg. No. 005
- FW PUMPING STATION HAZARDOUS ZONING DIAGRAM A74057 Drg. No. 006
- FW PUMPING STATION SITE PLAN A74057 Drg. No. 007
- FW PUMPING STATION AIT VALVE CHAMBER A74057 Drg. No. 008
- FW PUMPING STATION WASHOUT CHAMBER A74057 Drg. No. 009
- SCU 0086 1000 1776 1000 Design Drawing S158
- SCU 0087 1000 1679 1000 Design Drawing S159

- SCU 0109 1500 1606 1500 Design Drawing S70
- SCU-0095 1000 1185 1000 Design Drawing S163
- SHE 0174 1900 2378 1900 Design Drawing S25
- SW1 Network (calculations)
- D2385 321- Highway Construction Details-Sheet 1 of 3
- D2385 322 - Highway Construction Details-Sheet 2 of 3
- D2385 323 - Highway Construction Details-Sheet 3 of 3
- D2385 325 - External Works Construction Details
- D2385 C410 - Section 104 Drainage Construction Details
- D2385 D241 - Impermeable Areas
- D2385 D242 - Impermeable Areas
- D2385 D243 - Impermeable Areas
- D2385 D450 - Domestic Drainage Layout-Overall.
- D2385 D451 - Domestic Drainage Layout-Sheet 1 P02
- D2385 D452 - Domestic Drainage Layout-Sheet 2 P01
- D2385 D453 - Domestic Drainage Layout-Sheet 3 P01
- D2385 D454 - Domestic Drainage Layout-Sheet 4 P02
- D2385 D455 - Domestic Drainage Layout-Sheet 5
- D2385 D456 - Domestic Drainage Layout-Sheet 6
- D2385 D457 - Domestic Drainage Layout-Sheet 7
- D2385 D458 - Domestic Drainage Layout-Sheet 8 P02
- D2385 D459 - Domestic Drainage Layout-Sheet 9 P01
- D2385 D460 - Domestic Drainage Layout-Sheet 10.
- D2385 D461 - Domestic Drainage Layout-Sheet 11
- D2385 D462 - Domestic Drainage Layout-Sheet 12
- D2385 D463 - Domestic Drainage Layout-Sheet 13 P01
- D2385 D464 - Domestic Drainage Layout-Sheet 14 P01
- D2385 D465 - Domestic Drainage Layout-Sheet 15
- D2385 D466 - Domestic Drainage Layout-Sheet 16
- D2385 D467 - Domestic Drainage Layout-Sheet 17
- D2385 D468 - Domestic Drainage Layout-Sheet 18 P01
- D2385 D469 - Domestic Drainage Layout-Sheet 19 P01
- D2385 D470 - Domestic Drainage Layout-Sheet 20
- D2385 D471 - Domestic Drainage Layout-Sheet 21
- D2385 D472 - Domestic Drainage Layout-Sheet 22
- D2385 D473 - Domestic Drainage Details-Sheet 1 of 2 P01
- D2385 D474 - Domestic Drainage Details-Sheet 2 of 2
- D2385 D475 - Cellular Tank Details
- D2385 D476 - Cellular Tank Details
- D2385 D486 - Basin Sections
- D2385 D487 - Basin Sections
- D2385 D488 - Basin Sections
- D2385 D491 - Headwall Details
- D2385 D492 - Headwall Details
- D2385 D493 - Headwall Details
- D2385 D494 - Headwall Details
- D2385 D495 - Swale Section
- D2385 E501 - External Levels Layout-Sheet 1 of 22 P01
- D2385 E502 - External Levels Layout-Sheet 2 of 22 P01
- D2385 E503 - External Levels Layout-Sheet 3 of 22 P01
- D2385 E504 - External Levels Layout-Sheet 4 of 22 P01
- D2385 E505 - External Levels Layout-Sheet 5 of 22 P01

- D2385 E506 - External Levels Layout-Sheet 6 of 22 P01
- D2385 E507 - External Levels Layout-Sheet 7 of 22 P01
- D2385 E508 - External Levels Layout-Sheet 8 of 22 P01
- D2385 E509 - External Levels Layout-Sheet 9 of 22 P01
- D2385 E510 - External Levels Layout-Sheet 10 of 22 P01
- D2385 E511 - External Levels Layout-Sheet 11 of 22 P01
- D2385 E512 - External Levels Layout-Sheet 12 of 22 P01.
- D2385 E513 - External Levels Layout-Sheet 13 of 22 P01
- D2385 E514 - External Levels Layout-Sheet 14 of 22 P01
- D2385 E515 - External Levels Layout-Sheet 15 of 22 P01
- D2385 E516 - External Levels Layout-Sheet 16 of 22 P01
- D2385 E517 - External Levels Layout-Sheet 17 of 22 P01
- D2385 E518 - External Levels Layout-Sheet 18 of 22 P01
- D2385 E519 - External Levels Layout-Sheet 19 of 22 P01
- D2385 E520 - External Levels Layout-Sheet 20 of 22 P01
- D2385 E521 - External Levels Layout-Sheet 21 of 22 P01
- D2385 E522 - External Levels Layout-Sheet 22 of 22 P01
- D2385 LS201 - Longitudinal Sections-Sheet 1
- D2385 LS202 - Longitudinal Sections-Sheet 2
- D2385 LS203 - Longitudinal Sections-Sheet 3
- D2385 LS204 - Longitudinal Sections-Sheet 4
- D2385 LS205 - Longitudinal Sections-Sheet 5
- D2385 LS206 - Longitudinal Sections-Sheet 6
- D2385 LS207 - Longitudinal Sections-Sheet 7
- D2385 LS208 - Longitudinal Sections-Sheet 8
- D2385 LS209 - Longitudinal Sections-Sheet 9
- D2385 LS210 - Longitudinal Sections-Sheet 10
- D2385 LS213 - Longitudinal Sections foul water
- D2385 LS214 - Longitudinal Sections Surface Water
- D2385 S415A - Manhole Schedules
- D2385 S416A - Manhole Schedules
- D2385 S417 - Manhole Schedules.
- D2385 S418 - Manhole Schedules
- D2385 S419 - Manhole Schedules P01
- D2385-LS211- Highways & Drainage Longitudinal Sections
- D2385-LS212 - Highways & Drainage Longitudinal Sections
- SW Calcs 2yr
- Domestic Drainage Layout- Sheet 8 of 22 000-BPC-WD-ZZ-D-C
- A74057 Tech Sub - Issue A - Independent Water Network Ltd
- Surface Water Management & Maintenance Report D2240-MMS-1.0 04 Feb 2025
- Email 29.1.25 re: Land drainage consent
- GWPR6003 Phase 2 Site Investigation Report V1.02
- Engineers Comments Regarding Surface Water Drainage 01.10.24
- Ground and Water Attenuation Statement (Email 20.11.24)
- Groundwater Monitoring Letter
- D2385 - Basin Flotation Calculations
- D2385 Swale Liner Design Sheet
- D2385-MMS-1.1 - Surface Water Management & Maintenance Report
- Pipe Velocity Calcs
- SW Calcs 100yr 45CC
- SW Calcs 30yr
- D2385 - Technical Note 002 Rev0.

- D2385 D480 - S104 Layout-Sheet 1 of 3 P01
- D2385 D481 - S104 Layout-Sheet 2 of 3 P01
- D2385 D482 - S104 Layout-Sheet 3 of 3
- D2385 E351 - External Works Layout-Sheet 1 of 22 P02
- D2385 E352 - External Works Layout-Sheet 2 of 22 P02
- D2385 E353 - External Works Layout-Sheet 3 of 22 P02
- D2385 E354 - External Works Layout-Sheet 4 of 22 P02
- D2385 E355 - External Works Layout-Sheet 5 of 22 P01
- D2385 E356 - External Works Layout-Sheet 6 of 22 P01
- D2385 E357 - External Works Layout-Sheet 7 of 22 P01
- D2385 E358 - External Works Layout-Sheet 8 of 22 P02
- D2385 E359 - External Works Layout-Sheet 9 of 22 P02
- D2385 E360 - External Works Layout-Sheet 10 of 22 P01
- D2385 E361 - External Works Layout-Sheet 11 of 22 P01
- D2385 E362 - External Works Layout-Sheet 12 of 22 P01
- D2385 E363 - External Works Layout-Sheet 13 of 22 P02
- D2385 E364 - External Works Layout-Sheet 14 of 22 P02
- D2385 E365 - External Works Layout-Sheet 15 of 22 P01
- D2385 E366 - External Works Layout-Sheet 16 of 22 P0
- D2385 E367 - External Works Layout-Sheet 17 of 22 P01
- D2385 E368 - External Works Layout-Sheet 18 of 22 P02
- D2385 E369 - External Works Layout-Sheet 19 of 22 P02
- D2385 E370 - External Works Layout-Sheet 20 of 22 P01
- D2385 E371 - External Works Layout-Sheet 21 of 22 P01
- D2385 E372 - External Works Layout-Sheet 22 of 22 P01
- D2385 LS215 - Longitudinal Sections Rising main
- D2385-E531 - Permeable Paving Formation Levels-Sheet 1 of 4.
- D2385-E532 - Permeable Paving Formation Levels-Sheet 2 of 4
- D2385-E533 - Permeable Paving Formation Levels-Sheet 3 of 4
- D2385-E534 - Permeable Paving Formation Levels-Sheet 4 of 4
- D2385-G901 Geotechnical Testing Locations
- Email from IWNL
- GWPR6003 Phase 2 Site Investigation Report V1.02
- GWPR6300 Groundwater Monitoring Letter
- SCU 0086 1000 1776 1000 Design Drawing S158
- SCU 0087 1000 1679 1000 Design Drawing S159
- SCU 0109 1500 1606 1500 Design Drawing S70
- SCU-0095 1000 1185 1000 Design Drawing S163
- SHE 0174 1900 2378 1900 Design Drawing S25
- Basin Flotation Calculations
- Swale Flotation Calculation
- G&W Soakage testing note
- Pipe Velocity Calc
- SW Calcs 100yr 45CC
- SW Calc 30yr
- Technical Note
- Buoyancy in basins Calculator - geo advice Basin 1
- Buoyancy in basins Calculator - geo advice Basin 2 1.3m
- Buoyancy in basins Calculator - geo advice Basin 2 1.9m
- Buoyancy in basins Calculator - geo advice Basin 3
- Buoyancy in basins Calculator - geo advice Basin 4

- Buoyancy in basins Calculator - geo advice Basin 5

Condition wording

Condition 9(i) is worded as follows:

"No development shall take place until:

i. a surface water drainage scheme, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The sustainable urban drainage system (SUDS) shall be implemented in accordance with the approved details and agreed timetable, and shall be permanently retained thereafter. The details shall include a detailed site specific SUDS Maintenance and Management Plan, setting out the ongoing maintenance and management of the SUDS, including financial management"

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. Design has suitably addressed comments, through the provision of
 - 2.1. Additional groundwater monitoring, BRE 365 testing and analysis of ground condition to justify where shallow infiltration systems have and have not been implemented.
 - 2.2. Updated detailed design documentation with suitable design to a construction level of information.
 - 2.3. Provision of additional floatation calculations with suitable design factors mirroring construction issue information.

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: CM/18/25/DOC Site Name: Land West of Church Lane & South of Horsemere Green Lane Climping	Initial Issue Date: Issue Date: Reviewer Reference:
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Summary and Recommendation:

Condition 9(i): **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.

	Comment History [CM/6/24/DOC]	Designer Response	ADC Drainage Comments	ADC Drainage Comments	
Date:		22/04/2025	06/08/2025		
Condition Number: 9 (i) surface water drainage scheme					
Comment Number					
1.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] No additional impermeable area has been indicated for Urban Creep, please show this on the impermeable areas plan and ensure the calculations are based upon 10% Urban Creep. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] This comment remains. We haven't revised a revision of drawing D1886-PL105	A 10% urban creep allowance has been applied to all plots. Please refer to the impermeable areas plans included with the response pack - FOR-E5139-489 to 491.	Comment closed.		

2.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] The proposed drainage sheets do not display any private drainage information, all sitewide drainage information is to be provided. Drawings are to be to a construction level of detail ensuring no room for interpretation. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Please show IL and CL for all the private drainage manholes. Please show material and bedding types for all private pipes. Please show the name/code of each private manhole	1. CL and IL information for private drainage is not shown on the layouts as the clarity of the drawing is reduced making it difficult for the groundwater to follow the designs. Please refer to the domestic manhole schedules for information on main private runs (FOR-E5139-419) 2. For mains drainage pipes up to 300mm will be vitrified clay. 300mm and over will be concrete (refer to FOR/E5139/410). 3. Noted on mains drainage and main private runs. Other private drainage has been omitted for clarity on the drawings.	Comment closed.		
3.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] Pipe materials are to be provided for all drainage runs, these are to be noted within the pipe label of each run on the drainage GA's.	For mains drainage pipes up to 300mm will be vitrified clay. 300mm and over will be concrete (refer to FOR/E5139/410).	Comment closed.		

	Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.				
4.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] No proposed levels information has been provided on the Proposed drainage drawings meaning these can not be checked against manhole cover levels or the calculations please overlay the levels onto the drainage drawings. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.	Please refer to the proposed levels design plans (FOR-E5139-501 to 522). Highways contours have now been included on the domestic drainage layout.	Comment closed.		
5.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] All drainage runs should achieve a self-cleansing velocity of 1m/s. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design.	All pipes have been designed to achieve self-cleansing. Outside of 'dummy' pipes used in modelling attenuation features.	Please submit the updated calculations that reflect all the recent changes. Comment remains.	Comment Closed.	

	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.				
6.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] A catchment area plan should be provided showing which impermeable areas are being included into each drainage run to allow for cross examination with the calculations. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.	A 10% urban creep allowance has been applied to all plots. Please refer to the impermeable areas plans included with the response pack - FOR-E5139-489 to 491.	Comment closed.		
7.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] The 1 in 100 year storm event clearly displays flooding, flooding should not occur where possible. In the instance of small flooding being unavoidable a plan displaying the extent of the flooding is to be provided including a flood management route. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design.	The calcs have been updated, small amounts of flooding are shown in the most extreme storm events modelled. A flood flows assessment has shown the minor flooding, exceedance flows will be contained within the highway and conveyed down the roads where it will enter the system further downstream via gullies.	Comment closed.		

	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.				
8.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] No drainage details have been provided, all materials and structures are to have details provided including control devices. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Headwall details have been provided but they are generic. Each headwall should contain the outfall IL, the basin level, the pipe size and the earthworks details. There have been submitted typical details of the swale but detailed design details are required. Please provide detailed construction details for all the attenuation tanks. Also, include the road/footpath detail above where applicable.	Refer to headwall sections plans - FOR-E5139-482 to 485. Althon specific headwall details are shown on these plans. The sections shown on the plans give specific information for how the headwalls tie-in with surrounding earthworks and base of basins.	Comment closed.		
9.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] No manhole schedules have been provided.	A 10% urban creep allowance has been applied to all plots.	All the manholes prior to attenuation tanks and the watercourses should be catchpits. Please also specify the cover type of each manhole.	Comment Closed.	

	Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Manhole schedule submitted but many manholes are missing probably due to wrong printing options. All the manholes are shown as Type E which is impossible. Please also note which manholes are catchpits. All the manholes have a diameter of 450 which is wrong in many cases. Please amend. Please specify the cover type on manhole schedule. Clarify how the shallow pipes will be protected	Please refer to the impermeable areas plans included with the response pack - FOR-E5139-489 to 491.			
10.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] Groundwater monitoring is required to be undertaken throughout the wettest months being October – march. The entire duration must be covered.	Please find included with the response pack current and previous groundwater monitoring and a plan showing locations.	Comment closed.		

	Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] The comment remains. The trial holes contained at “Phase II Site Investigation Report” were undertaken between March and July 2024. Please also provide a plan showing the borehole results and the infiltration rates across the site.				
11.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] Buoyancy calculations are required for all basins based on the updated basin design and recorded groundwater levels at the site together with details of the depths of material required to combat flotation. The calculations must take account for the total depth of the impermeable liner and not just the invert of the basin to determine displaced groundwater. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design.	Please find current buoyancy calculations included in response pack.	A Factor of Safety of 1.1 should be applied to disturbing forces and a Factor of Safety of 0.9 should be applied to resisting forces. Please update accordingly.	Comment Closed	

	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.				
12.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] Please provide further information and commentary for the catchment which currently drains to the proposed point of discharge together with evidence that the receiving network has capacity to receive additional flows. This connection to the water course also serves the highway drainage for a large section of the A259 and Church Lane. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.	The on-site drainage has been designed in accordance with the approved FRA and to ensure that discharge from the site is not greater. The existing drainage regime and potential outfalls for the site have been assessed in section 1.5 of the approved FRA.	Comment closed.		
13.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] A new water course is proposed along the northern site boundary. Is this just a conveyance swale for the onsite system or does this receive flows from anywhere offsite? There is no mention of this in the FRA. It is noted that the side slopes are 1:2 these should be	This is a proposed swale for conveying flows from the proposed site. SI works done by G and W encountered groundwater at 1.5m bgl in the road south of the swale. The swale is proposed as a	Comment closed.		

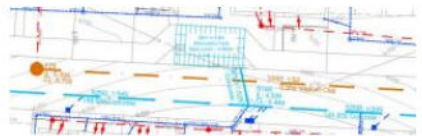
	reduced to 1:3 as it is noted that the 'swale' is up to 1.9m deep in some places. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains.	conveyancing feature and will not infiltrate into the ground. Swale banks shall be 1:3 with a granular sub-base. For the swale levels refer to FOR-E5139-492.			
14.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] The impact of groundwater needs to be considered for the proposed swale. Should the swale be located within the groundwater, how will ground water be prevented from entering the swale? Buoyancy calculations will need to be provided should the swale be proposed as lined. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains. Also please provide detailed design construction details and cross-sections.	The swale is proposed as a conveyancing feature and will not infiltrate into the ground.	Buoyancy calculations need updating as per comment 11. Comment remains.	Comment Closed.	

15.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] The FRA and drainage plans state that the system 'is proposed that a 'hybrid' strategy will be implemented, with infiltration maximised where possible in view of site constraints'. Has this been considered? The site should in accordance with the SuDS hierarchy infiltrate to ground in the first instance wherever possible taking into account the ground water levels and recorded soakage rates from the investigations on site. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design. ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains	The groundwater monitoring carried out and observations during the onsite works found groundwater levels on-site to be relatively shallow. Therefore, a hybrid approach has not been able to be pursued. The current strategy uses SuDS features in the form of swales, basins and tanks for conveyancing and storage of run-off.	The winter groundwater monitoring is suggesting that at several locations groundwater was encountered deep into the ground or the boreholes were dry. At these areas soakaways or permeable paving could be implemented. On the other hand email named "Climping Groundwater monitoring" dated 20/11/24 is advising against the installation of soakaways due to high groundwater levels during the BRE testing. Please submit the full results of the BRE testing together with a location map of the trial pits. Finally clarify why the hybrid strategy has been abandoned.	Comment Closed.	
16.	ADC Drainage Comments 29/05/2024 [CM/6/24/DOC] Further details of the permeable paving storage blankets is required. Designer Response 16/07/2024 [CM/6/24/DOC] No comments – refer to updated design.	Permeable paving is no longer required as the storage requirements have been met via basins and tanks.	Same as above please clarify why the hybrid strategy has been abandoned.	Comment Closed.	

	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Comment remains				
17.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] All drawings should be at a construction issue level. They are currently labelled as 'INITIAL TENDER ISSUE'.	Noted, plans have been updated subject to adopting authority.	Comment closed.		
18.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] All the inspection chambers at the drainage details have been named Type D even though they have different details. Please rename accordingly and update the manhole schedules.	Manhole type removed for inspection chambers as this is not applicable.	Comment closed.		
19.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Please provide detailed constructions details of all the ponds including two cross-section for each pond	Refer to drawings FOR-E5139-486 to 488 and 482 to 485	Comment closed.		
20.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] At the FRA is suggested the rate of discharge from the site will be restricted to QBar, at 20.50l/s. Has this been implemented? Please provide detailed design details of the hydrobreak or any other similar mean of flow restriction.	A hydro-brake will be used at the site's outfall. The hydro-brake has been designed so peak flows do not exceed 20.5 l/sec.	Comment closed.		

21.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Please clarify the incoming and the outcoming ILs at the manholes where there is a change at the pipe diameters.	Refer to manhole schedules FORE5139-415 to 418.	Comment closed.		
22.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] There are several locations where the private surface water drainage is crossing foul pipes (both private and public). Please confirm that there is no clash between them.	A clash has been undertaken to ensure that the pipes can cross via the design software site3D.	Comment closed.		
23.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Please provide detailed design construction details for the internal hydrobrakes.	Please find hydro-brake details included with response pack.	Comment closed.		
24.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] Make clear the text shown at the attenuation tanks at drawing FOR/E5139/454.	Plans updated as per comment	Comment closed.		
25.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] There is an attenuation tank at drawing FOR/E5139/455 which is not connected with any pipes. Please clarify why.	Tank updated to show connection	Comment closed.		
26.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] There is an attenuation tank at drawing FOR/E5139/456 which is not connected with any pipes. Please clarify why.	Tank updated to show connection	Comment closed.		

					
30.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] There is an attenuation tank at drawing FOR/E5139/460 which is not connected with any pipes. Please clarify why.	Plan updated to show tank connection.	Comment closed.		
31.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] There are several occasions with overlapping text at several drainage layout drawings. Please make them clear.	Plans updated to make text clearer.	Comment closed.		
32.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] It is not clear where the smaller size foul manhole is connected to. Please clarify.	Symbol indicated a backdrop, plan updated for clarity.	Comment closed.		

33.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] There is an attenuation tank at drawing FOR/E5139/464 which is not connected with any pipes. Please clarify why.	Plan updated to show tank Connections.	Comment closed.		
34.	ADC Drainage Comments 1/10/2024 [CM/6/24/DOC] A SUDS maintenance schedule has been provided within the FRA and not as a separate document. However, this contains the basic tables from the SUDS manual and it does not comply with ACC guidance. Please provide a SUDS maintenance schedule in accordance to the ACC checklist for maintenance.	Please find the SuDS maintenance plan included with the response pack	Comment closed.		
35.			Please confirm that there is no clash between tank's connecting pipe and the foul pipe 	Comment Closed.	
36.			The gullies outside plot 268 should be moved slightly to the lowest local point.	Comment Closed.	

			23
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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.

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[REDACTED]

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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<https://www1.arun.gov.uk/planning-application-finder>



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	 
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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 21 November 2025 13:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Re-Consultation on: CM/18/25/DOC

Hi Jessica,

Find the consultation response – no objection – attached.

I am submitting this consultation on behalf of Paul, our Principal Drainage Engineer. It has been completed by one of our external consultants.

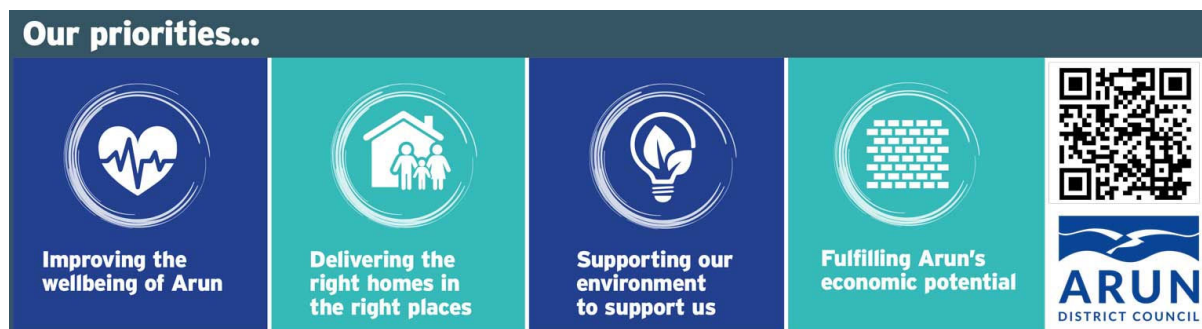
Kind regards

Sarah Burrow
Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815

E: sarah.burrow@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 11 November 2025 15:33

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

Subject: Planning Re-Consultation on: CM/18/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: CM/18/25/DOC
Registered: 22nd April 2025
Site Address: Land West of Church Lane & South of Horsemere Green Lane Climping
Grid Reference: 500058 102025
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under reference CM/1/17/OUT relating to condition number 9 - i. surface water drainage scheme and ii. a foul water drainage scheme and condition number 10 - i./ ii. watercourses and iii. rising main and foul sewer pipe.

I am able to inform you that I have received an amendment to the above application dated 5th November 2025 relating to: Substitute Drainage information and drawings

If you should wish to make further representations as a result of this amendment, please make any further comment by **25th November 2025**.

[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

Jessica Riches

Planning Case Officer-Arun District Council

Telephone: 01903 737852

Email: jessica.riches@arun.gov.uk

PLRECON_DOC (ODB) 2020