

Engineers Comments Regarding Surface Water Drainage

Application Reference:	WA/62/25/DOC	Reviewer Reference:	ADC/EXT5/AF
Planning Officer:	Amber Willard	Date of Review:	16/03/2025
Site Name:	Brookfield Farm Eastergate Lane Walberton BN18 0BA		
Application Description:	Approval of details reserved by condition imposed under reference WA/43/25/S73 relating to condition number 3 - proposed surface water drainage scheme and condition number 4 - discharge flows to watercourses.		
Assessment Number:	3		

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 3: Objection Condition 4: Further information required
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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 The NsTS have been superseded by the National Standards for Sustainable Drainage Systems [NSfS] from 19 June 2025.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	Insufficient	Objection
4. Water Quality	Compliant	No objection
5. Amenity	N/A	
6. Biodiversity	N/A	
7. Construction, operation, maintenance, decommissioning and structural integrity	Insufficient	Objection

Reviewed Plans

The following documents have been submitted and reviewed to inform this consultation with reference to surface water drainage:

- Ordinary Watercourse Consent Technical Note Feb 2026
- Location Plan

Condition wording

Condition 3 is worded as follows:

"No development shall commence (apart from the enabling works -listed below) 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.

For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (a) site investigations or surveys;*
- (b) ecological preparation works;*
- (c) the provision of security fencing, hoarding and sales signage;*
- (d) the clearance of the site;*
- (e) the provision of any temporary site point of access for construction traffic; and*
- (f) provision of temporary Welfare & Accommodation*
- (g) temporary builders supply (electricity, water, data etc)*
- (h) works connected with ground infilling or regrading*
- (i) works to remove soil mounds and any associated levelling and remediation*
- (j) topsoil strip and re-grading of levels, (k) any temporary construction road or "haul road" to facilitate enabling works*
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development*

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."

Condition 4 is worded as follows:

"The development shall not proceed (apart from the enabling works -listed below) until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (a) site investigations or surveys;*
- (b) ecological preparation works;*
- (c) the provision of security fencing, hoarding and sales signage;*
- (d) the clearance of the site;*
- (e) the provision of any temporary site point of access for construction traffic; and*
- (f) provision of temporary Welfare & Accommodation*
- (g) temporary builders supply (electricity, water, data etc)*
- (h) works connected with ground infilling or regrading*

- (i) works to remove soil mounds and any associated levelling and remediation
- (j) topsoil strip and re-grading of levels,
- (k) any temporary construction road or "haul road" to facilitate enabling works
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010 can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing."

Consultation comments to the planning officer

1. Please see the attached comment tracker for detailed comments relating to the submission.
2. Condition 3 also requires installation of works in accordance with the approved design but does not require a verification report.

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: WA/62/25/DOC Site Name: Brookfield Farm Eastergate Lane Walberton BN18 0BA	Initial Issue Date: 03/11/2025 Issue Date: 16/03/2026 Reviewer Reference: ADC/EXT5/AF
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Summary and Recommendation:

Condition 3: **Objection**

Condition 4: **Further information required**

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	ADC Drainage Comments
Date:	03/11/2025		09/01/2026		16/03/2026

Condition Number: 3

Comment Number					
1.	It is recommended that the applicant reviews the surface water drainage design checklist provided on the Arun District Council website Designer checklists Arun District Council and makes a full resubmission including all required data, even if it has been submitted under previous applications. The comments below are given on the information that has been submitted to date, further information is required as listed on the checklist. Guidance is also available Surface water drainage Arun District	Noted, the checklist has been followed. We have also included the previous investigations on groundwater levels.	Comment closed.		

	Council.				
2.	The discharge rate of 2 l/s to the watercourse exceeds QBAR and potentially the 3 ls/ha requirements. This rate has been proposed in order to maximise the flow control opening diameter. However, this will need to be adjusted to ensure a maximum flow rate of QBAR or 3 ls/ha (whichever is greater). The flow control opening will require anti-blockage measures to be incorporated (to be fully detailed). Due to high groundwater levels, it is likely that runoff from areas other than impermeable surfaces, will contribute as inflow into the Suds system during extreme events (see item 3.29 of the National Standards for SuDS). This will need to be accounted for in the hydraulic model calculations and also in the calculations for the allowable greenfield run off rate. See also; Contributing areas Arun District Council Fully	The discharge rate was reviewed to a maximum of 3 l/s/ha, which equates to a total of 0.42 l/s. Due to a surcharged outfall being included, the final discharge rate is much lower. Anti-blockage measures include an overflow pipe in the flow control chamber. As advised by the LPA, interception trenches and an interception trench have been strategically located across the site, to intercept overland flows, so these can bypass the drainage system and be directed into the ditch that bounds the site to the south. These areas were not therefore included in the greenfield runoff rate calculations, but they are included in the catchment plan	Note the design storm surcharged model currently shows a peak outfall flow of 0.3 l/s, which is acceptable. The flow control chamber and basin outlet currently do not incorporate measures to protect from blockage of the flow control device or mitigation for the potential hazard from blockage. Measures to restrict items which could block the flow control chamber should be installed at the basin outlet and a high level overflow, weir wall or similar feature should be added to the flow control chamber.	In the previous design, the height of the chamber was a limitation and the reason why an overflow pipe was not included in the previous design. In this new revision of the design, the cover level of the chamber was however further raised to allow for an overflow pipe.	Measures to reduce the risk of blockage do not appear to have been incorporated. There is no mesh/grill or other barrier between the open water feature and the flow control device. The flow control device product ref / spec is not shown on the drainage drawing or construction detail. The design flow is lower than usually supported by the type of flow control product noted. The design should be clarified.

	detailed calculations are required to support the revised greenfield runoff rate				
3.	Provide the FEH point descriptors file (email to; land.drainage@arun.gov.uk	This has been sent.	Noted. Comment closed.		
4.	The hydraulic calculations for the SuDS proposals have not been checked as a result of the changes required by this consultation. However, please ensure (if not already accounted for) that CV values are correct, design against a surcharged outfall where outfalling to the watercourse (refer to our guidance in this respect), utilise FEH22 data and ensure the basin and swale plan areas are included in the contributing areas	Cv was set to 1.0 for paved and roof areas, including the block paving driveway. The plan area of the swale and attenuation basin have been included in the calculations.	The drained areas assessment and CV values are accepted. Comment closed.		
5.	Provide a catchment plan (areas in m ²) to support the greenfield runoff and SuDS hydraulic calculations.	A catchment plan with contributing areas in m2 and runoff coefficients has been included in drawing ref. JOF0195-DR-SWD-005	The catchment plan is accepted. Comment closed.		
6.	High groundwater levels are noted and thus have ruled out infiltration due to the inability to achieve one metre freeboard between peak groundwater levels and the formation levels of SuDS	We confirm infiltration was not considered in the design of SuDS. We note the advice regarding infiltration testing.	The swale currently has a base and side infiltration rate in the drainage model. The geocell also appear to include a filtration outlet.	The infiltration rate in the swale has now been set to 0 m/h. The filtration outlet in the geo-cellular tank near the junction with Eastergate Lane was	Comment Closed.

	features. See item 1.15 of the National Standards for SuDS. Due to this requirement, Infiltration potential must not be included in the hydraulic calculations. For future reference, infiltration testing was undertaken in the summer (rather than winter/spring) and did not take account of peak groundwater levels, consider the one metre required freeboard or reflect the depth of SuDS features, so any data obtained would not be usable in any design.		These should be removed if the system is not designed for infiltration	included on purpose. We have set a filtration trench adjacent to the geo-cellular tank, which attenuates the discharge rate. A new detail has now been included in drawing ref. JOF0195-DR-SWD-002d (Detail O).	
7.	An area of the driveway at the site entrance is shown not to be positively drained. The lower ground levels are noted here, however, a proposal will need to be put forward to achieve compliance with the national Standards for SuDS. The flows will need to be accounted for in determining the allowable discharge rate from the site.	This area has now been included in the calculations. The area is drained by a combination of permeable block paving and a filter drain, which slows the outfall of attenuated flows into the ditch. This area has also been used to estimate the allowable peak discharge rate.	The area appears to drain without flow restriction to the watercourse which will increase the peak runoff above greenfield runoff rates.	There is limitation to the use of SuDS in this area, as it is downstream of the basin and there is also a telecom pole in the verge. Under the new revision, permeable tarmac with a sub-base of at least 200mm is now part of the design, in an attempt to promote infiltration of surface water runoff. It is acknowledged that	Comment Closed.

				this solution will not be effective when groundwater levels are high, and therefore a grated channel is included in the design, to intercept any residual flows and steered these toward the watercourse.	
8.	Incorporate silt traps at strategic locations ie. immediately upstream of rainwater harvesting tanks, etc.	This had already been included. This is noted in the IL (invert level) and OL (outlet level) of both chambers upstream of the rainwater tanks. A sump of 200mm was considered.	The incoming invert level at a silt trap chamber should not be at the base of the chamber as this could lead to blockage.	Noted. A silt trap detail was added to drawing ref. JOF0195-DR-SWD-002D.	Comment Closed.
9.	Show rainwater water downpipe locations and connectivity to the downstream pipework. Ensure any pipes not connecting to manholes are connected via oblique 45 degree junctions (include construction detail).	Rainwater pipes shown and detail added to standard detailed drawings.	Comment closed.		
10.	Proposed channel drain in driveway – consider measures to help mitigate the risk of loose stones from the drive, being conveyed and potentially blocking the channel drain.	No longer applicable. It is now proposed that permeable block paving is used instead. The main reason for this change was the need to use shallow geo-cellular crates under the driveway, which are not	Comment closed.		

		compatible with shallow depth of aggregate, due to potential exposure when trafficked.			
11.	100mm diameter pipes not to be laid any flatter than 1 in 100 gradient. It appears that numerous pipelines are not achieving this requirement. Refer to Approved Document H	This has now been addressed where practicable. The only exception is the pip econnecting the flow control chamber to the ditch. However, this is not deemed to be an issue as full-bore conditions downstream of the flow control chamber are never achieved due to flow restrictions. The norms set out in the Building Regulations and BS are based on traditional networks, and do not take in account attenuation SuDS and other modern features.	Minimum pipe gradients are specified for the purpose of self-cleansing velocities to avoid undue siltation of the pipe due to slow speeds of flow rather than for purpose of pipe capacity. The pipe gradients are now within tolerance for a suitable flow velocity for private drainage. Comment closed.		
12.	Pipeline S0362 to S0303 is located very close to the building – please adjust.	This has now been adjusted to an offset of 650mm from the edge of the building. This is the closest it gets to the building(s) i.e. at the front porch. Everywhere else, there's a minimum 1m offset.	Comment closed.		
13.	Invert levels & overflow levels? in vicinity of rainwater harvesting tanks are unclear in	IL stands for invert level, and OL stands for outlet level. This has now been made clearer in the drawing. This is important	Industry standard notation is for chamber IL to refer the downstream invert	Indeed, in normal circumstances the invert level of a chamber matches the	Comment Closed. Note: This is a highly complex design which therefore has high risk of

	terms of ensuring a positive downstream fall. Please review	for catchpit/sumps, where the invert of the chamber differs from its outgoing pipe	level. Catchpit sumps are then either noted as a sump depth or base level of the chamber. The drawing key states both OL and IL are 'invert level of trench', which is not correct. Since you are not using conventional notation please ensure the plans and key are clear.	lowest invert level of incoming/outgoing pipes. To make things clear we have renamed 'OL' as outgoing pipe invert level. In any case, we have noted the sump depth in the drawing. Furthermore, to make matters clear, we will be passing the pipe schedule and manhole schedule extracted from Autodesk Infodrainage to the contractor, as this allows establishing pipe invert levels and chamber invert levels clearly. We appreciate the drawing is quite busy, hence it is difficult to achieve a fully clear drawing.	not being installed correctly by the physical works contractor. We recommend that oversight is required by the Engineer to ensure that the works are constructed in accordance with the approved design for a successful implementation.
14.	Specify/detail planting arrangements within the swale and attenuation basin.	Planting details now include in drawing ref.: JOF0195-DR-SWD-002b (details B a	Comment closed.		
15.	Dimension swale o the construction detail including overall width	Dimensions now added to drawing ref.: JOF0195-DR-SWD-002B	Comment closed.		
16.	Attenuation basin	Detailed drawing now	We cannot see	We confirm the	Comment Closed.

	construction details – provide more separation between the two construction details at the top of drg. SWD-002. Outlet invert level shown as 11.95 but 11.90 on drainage layout plan. Levels likely to change due to other factors. Show the impermeable membrane line more clearly. Specify material above impermeable liner. Provide more details on the arrangements for the proposed stone boulders in the attenuation basins base, ensuring that any potential damage to the liner is mitigated.	refined and separation between two details at the top. This was a typo. Invert level of outlet now shown as 12.08 both in plan and in the detailed drawing. A ‘zoom-in’ of the impermeable membrane now added. Also, the geotextile and the membrane have now been colored. Topsoil now specified in drawing ref.: JOF0195-DRSWD-002B (details A, D and F and note 4) Further details on stone boulders now added. Density now included in JOF0195-DRSWD-002B detail A. Minimum thickness of top soil also specified and woven geo-textile over line included.	information on the proposed stone boulders. Please clarify. Note also the stone boulders are included in the anti- floatation calculation. Recommend they are removed from this unless they are permanently set.	boulders are to be permanently set and bedded in mortar to create a block of boulders and prevent displacement. It was also considered to directly embed the boulders in the concrete slab, but this option was disregarded due to the potential damage to the impermeable liner. The boulders are essential to prevent floatation and avoid an overly thick concrete slab (>550mm), which would require a complex installation and a deep excavation not deemed reasonable. The details of the boulders can be seen in detail A (drawing ref. JOF0195-DR-SWD-002A. We have also elaborated the note to stress boulders are to be maintained at all times and added an item to the drainage	
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				maintenance plan so these are checked on a regular basis.	
17.	Specify arrangements where pipe inlets/outlets pass through the impermeable membrane to ensure water tightness. 300mm freeboard should ideally be achieved between top of bank and maximum predicted water level in the basin. Fully dimension anchoring trench and show impermeable membrane line more clearly	A layer of puddle clay is now proposed near pipes and fittings to ensure weather tightness. However, a concrete slab will prevent the uprising movement of water. The effective depth of the basin is 520mm, which means that meeting a 300mm depth is not reasonable as it would remove most of its storage capacity. The volume of the basin was maximized as much as reasonably practicable but the depth of the basin was limited by the connection to the ditch at the need to meet a 150mm clearance to the bottom of the ditch. The dimensions of the anchoring trench are now included. Impermeable membrane also colored in an attempt to improve drawing.	The freeboard dimension should be maximised by increasing top of bank levels where possible. Due to the reduced freeboard, the exceedance path should be clearly shown for the attenuation basin.	The crest of the basin was raised to 12.64m AOD, 10mm below the lowest level of the development platform adjacent to the basin. This leads to a freeboard of 136mm, which corresponds to approximately 30% (42.09m ³) of the volume of the total volume of the basin (152.29m ³). The top of bank of the swale was also raised to 12.64m AOD, to ensure compatibility with the basin. Arrows were already included in the drawing to highlight the exceedance path, however these arrows were now made larger and a note was added to clarify.	Comment Closed.
18.	Provide an attenuation basin layout with setting out coordinates.	Setting out points, including coordinates and levels are now included in drawing ref. JOF0195-DR-SWD-006	Comment closed.		

19.	Permeable paving construction detail -Specify stone void ratio. Specify impermeable liner as opposed to a permeable one to ensure groundwater cannot enter the system	Permeable paving now converted to permeable concrete block paving. Impermeable liner now incorporated in JOF0195-DR	Comment closed.		
20.	Swale construction detail - Specify impermeable liner as opposed to a permeable one to ensure groundwater cannot enter the system	Now included in drawing ref. JOF0195-DR-SWD-002B in detail F.	Comment closed.		
21.	Swale inlet construction details – more detailed information required.	Now included in drawing ref. JOF0195-DR-SWD-002B in detail F.	Comment closed.		
22.	Floatation calculations required for attenuation basin and swale	Floatation calculations now included in Appendix H.	Check boulder design in basin against stabilising vertical action (2).	As written above, boulders are to be set permanently and therefore these have been specified in the detailed drawings and kept in the calculations. Furthermore, an item has also been added to the drainage maintenance plan to ensure these are checked on a quarterly basis and they comply with the original design.	Comment Closed.
23.	Specify channel drain outlet	This has now been done. It's a	Comment closed.		

	pipe details ie. diameter, gradient, invert levels	flat gravel trench with an outgoing drain @ 1:100			
24.	Specify invert levels for all headwalls.	This has now been done. In some places there was a struggle to meet the 150mm between the invert level of pipes and the bottom of the ditch. But there was an attempt to meet this	Comment closed.		
25.	Specify diffuser outlet pipes details ie. diameter, gradient, invert levels	No longer applicable. This has been removed	Comment closed.		
26.	Add permeable paving formation levels/formation gradients to layout plan. Ensure hydraulic calculations reflect the gradients/s	Permeable paving/formation levels now included in drawing ref. JOF0195-DR-SWD-007	Comment closed.		
27.	Dimension permeable paving on layout plan or provide setting out co-ordinates	Setting out coordinates and dimensions now included in drawing ref. JOF0195-DR-SWD-007	Comment closed.		
28.	Invert level at flow control chamber (S0104_FC) unclear ie. invert level 11.55 – catchpit base level?	Correct, the vortex flow control chamber includes a 300mm sump. IL stands for invert level.	On the understanding that the chamber IL is the base level which provides a 300mm sump this is acceptable and the comment is closed.		
29.	When specifying invert levels for permeable pavement headwall outlets to the swale, ensure as much freeboard as	No longer applicable as there are no outlets into the swale. The new design criteria (namely surcharged	Comment closed.		

	possible between pipe invert and swale base.	outfall) now require geo-cellular storage to provide additional volume. Nonetheless this approach was applied to inlets in the basin.			
30.	Specify diameter, gradient, invert levels for pipeline immediately upstream of flow control chamber.	This has now been done. Details added	Comment closed.		
31.	Show foul drainage beyond that already shown ie. around properties, to ensure no conflict with the surface water drainage ie. level clashes, etc.	This has now been done. Foul network was set below the surface water network as shown. No clashes detected.	Comment closed.		
32.	Provide fully detailed construction details for all components ie. manholes, flow control chamber/mechanism, pipe bedding, channel drains, rainwater harvesting tanks, all headwalls, rainwater downpipes, diffuser units, stone pitching (apron) arrangements, etc	All construction details now added to drawings JOF0195- DR-SWD-002a to 002c. Stone pitching apron now replaced by standard swale precast inlet/outlets, which contain erosion control "apron"	Comment closed.		
33.	Proposed trees/hedging and existing trees – please provide an assessment as to any impact on the proposed drainage (ie. pipework,	This is not applicable as per discussions with the LPA. No works are undertaken near trees.	The location of any tree root protection zones within the site should normally be shown on the	The extents of the root protection areas are now shown in the drainage layout plan 001.	Comment Closed.

	permeable paving and open SuDS features). Include root protection zones (to account for reaching maturity) on the drainage layout plan. Where conflict occurs, provide full details of mitigation, including root barriers where necessary.		drainage drawing to evidence this.	New drainage arrangements only fall within the RPA of the tree in the southwest corner of the site, which is located in the opposite bank of the ditch, thus unlikely that any harm is posed to roots as works are undertaken at a shallow depth. In any case mitigation measures are included in the Health & Safety and Environmental Plan in drawing ref. JOF0195-DR-SWD-010	
34.			New Comment: The Management plan should clarify which drainage assets are in private ownership and which are a Management Company responsibility. This can be clarified on a plan. The Management Plan should be a stand alone document which can be passed to the Management Company and Home Owners to implement.	A standalone management plan is already included. This was tweaked to state whether the drainage assets is private or shared. As stated in the maintenance plan, all shared items will be maintained by a maintenance company, where as the maintenance of the private items will remain at the discretion of the owner(s). An ownership plan has also been created as	The MMP should not be an appendix to a DoC report. Separate documents are necessary with the MMP including the necessary plans and supporting information.

				standalone drawing ref. JOF-DR-SWD-009.	
Condition Number: 4					
Comment Number					
1.	Northern boundary cut off drain (overland flows); a) Notes on drainage layout plan in respect to construction are noted. However, the intention would be to ensure that flows to the ditch are slowed as much as possible to reduce flood risk downstream. Therefore, a perforated pipe in the gravel trench should be omitted and the trench filled with granular material only. b) Fully detailed construction detail is required of the granular trench, clearly specifying the fill material and an impermeable geomembrane wrap to sides and base to prevent groundwater being drained. c) Specify formation levels trench at 10 m centres, including gradient/s. d) Incorporate a diffuser unit at the downstream end of the trench to accommodate the outlet	This has now been done. There's only a perforated pipe at the downstream end to enable runoff to outflow. b) This has now been done. Details included in drawing JOF0195-DR-SWD-002a. A total of 3 no. types of granular trenches are included, depending on the location (mostly related to the upper part). c) This has now been included in drawing JOF0195-DR-SWD-008 D) A perforated stubb pipe wrapped in a geo-textile membrane is preferred. E) No longer applicable. However, a detail of Class Z bedding and bagwork headwall are now included. F) This has been achieved on most headwalls, apart from headwall ref. FT_602.	We await confirmation of Land Drainage Bylaw Consent.	We have now addressed all comments from Paul Cann, which were provided in the body of an email. The ditch was reprofiled further downstream to ensure all headwalls achieve a clearance of 150mm to bed level, amongst others.	The submission is noted. We await confirmation of Land Drainage Bylaw Consent.

	pipe to the ditch (ensuring sufficient cover to unit).Also, provide a construction detail. e) Specify pipe diameter, material, gradient and invert levels of outlet pipe between diffuser unit and ditch. Include construction detail for pipe bedding (class Z) and headwall. f) As much freeboard as possible is required between ditch bed and pipe invert (absolute minimum 150mm). Indicate ditch bed level at point of connection. g) On the assumption that the headwall structure will not encroach into the profile of the ditch then Land Drainage Consent from the Lead Local Flood Authority will not be required. However, consent under our Land Drainage Byelaws Byelaws Arun District Council will be required and any approval will need to be submitted with the next resubmission. Please email land.drainage@arun.gov.uk for an application form and accompanying guidance	The form for the application of the headwalls will be submitted to Arun DC land drainage.			
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	notes				
2.	Re-profiling of the southern boundary ditch is noted to accommodate the proposed SuDS outfall pipe. However, an absolute minimum 150mm freeboard is required between pipe invert and ditch bed. This is currently not being achieved. A longitudinal section (existing & proposed bed levels), together with suitable cross sections are required to support the re-profiling proposal. The proposal must ensure that the stability of the banks are not compromised. Impact on any existing trees also need to be considered. The invert level of the existing culvert under Eastergate Lane must be included on the longitudinal section. The reprofiling may require Land Drainage Consent from the Lead Local Flood Authority. If so, evidence of consent approval will be required. It appears that the outfall	The reprofiling of the ditch was approved by West Sussex Council. A freeboard of 150mm is now being achieved under the new revision. The reprofiling of the watercourse was approved by the LLFA. Minimal adjustments of the ditch bottom are sought.	The LLFA LDA Consent is noted. We await confirmation of Land Drainage Bylaw Consent.	New drawings with comments addressed to be sent via email in due course. The details on the bagwork headwalls have also been elaborated.	The submission is noted. We await confirmation of Land Drainage Bylaw Consent.

	headwall is proposed to be set back from the ditch. Consent will be required under our Land Drainage Byelaws for the outfall structure which will require full construction details of the bank modifications and bagwork reinforcement will be required. Confirmation of approval will need to be submitted with the next resubmission. Please email land.drainage@arun.gov.uk for an application form and accompanying guidance notes.	This will be included in the application form. Details of the bagwork have been provided			
3.	Dimension distance between pond top of bank and ditch top of bank ensuring min. 3m clearance	This has been checked and a 3m offset is met to the top of bank.	Comment closed.		

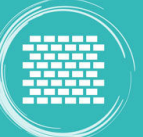
If a designer would like a .docx version of this document to aid administration of responses, please request this by email to land.drainage@arun.gov.uk.

PL- Consultation- Engineers response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.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>

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	 Our core foundations	 
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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 17 March 2026 12:42

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

Cc: Land Drainage <Land.Drainage@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>

Subject: RE: Planning Re-Consultation on: WA/62/25/DOC

Please find enclosed our consultants response.

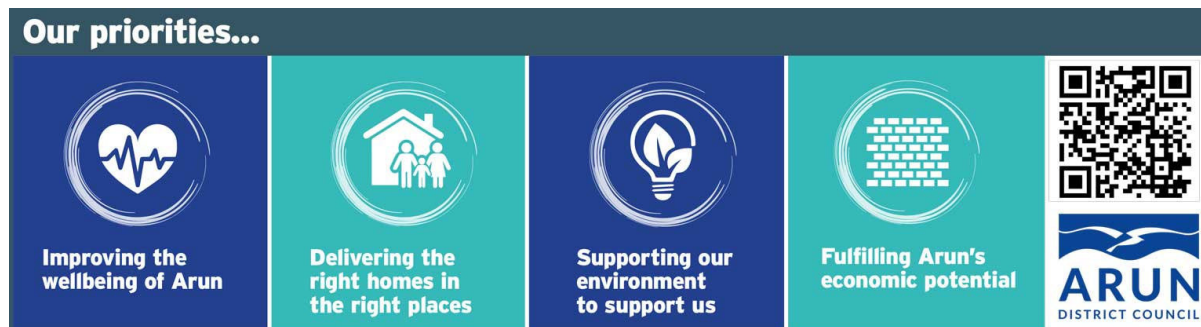
Regards

Paul Cann

Principal Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737819

E: paul.cann@arun.gov.uk



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

Sent: 13 March 2026 11:04

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

Subject: Planning Re-Consultation on: WA/62/25/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/62/25/DOC
Registered: 24th July 2025
Site Address: Brookfield Farm Eastergate Lane Walberton BN18 0BA
Grid Reference: 496120 106150
Category: Discharge of Condi
Description of Works: Approval of details reserved by condition imposed under reference WA/43/25/S73 relating to condition number 3 - proposed surface water drainage scheme and condition number 4 - discharge flows to watercourses.

I am able to inform you that I have received an amendment to the above application dated 9th March 2026 relating to: Substitute OWC and SWD technical notes

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

Amber Willard

Planning Case Officer-Arun District Council

Telephone: 01903 737942

Email: amber.willard@arun.gov.uk

PLRECON_DOC (ODB) 2020