

Deborah Lynn

From: Natalie Biddulph <Natalie.Biddulph@westsussex.gov.uk> on behalf of OW Consent <OWC@westsussex.gov.uk>
Sent: 16 June 2026 12:43
To: Emma Luckman; Duncan Keir
Cc: OW Consent; sarahjplatt@gmail.com; Mark Pettitt
Subject: RE: Ordinary Watercourse Consent Application WSCC-830865954 (The Foal Barn, Wyndham Farm BN5 9AN)
Attachments: Wyndham Farm FRADS_P05.pdf

Hi Emma,

Thank you for providing the additional information to us, much appreciated.

With the revisions as stated, we are pleased to confirm that **no formal consent is required** from us as LLFA for the proposed works and we will close our file accordingly.

For completeness, we issue the following advisory:

This does not remove from the applicant the necessity to obtain other licences, consents, approvals or permissions (including planning permission) which may be required in law or in order to comply with any duties or responsibilities for conservation or protection of the environment.

Kind Regards

Natalie

Natalie Biddulph

Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: OWC@westsussex.gov.uk | Web: www.westsussex.gov.uk

From: Emma Luckman <emma.luckman@aahconsultants.co.uk>
Sent: 16 June 2026 12:26
To: Duncan Keir <Duncan.Keir@westsussex.gov.uk>
Cc: OW Consent <OWC@westsussex.gov.uk>; sarahjplatt@gmail.com; Mark Pettitt <mark@faap.co.uk>
Subject: RE: Ordinary Watercourse Consent Application WSCC-830865954 (The Foal Barn, Wyndham Farm BN5 9AN)

****EXTERNAL****

Hi Duncan,

Apologies for the delay in getting back to you and thank you for such a thorough response.

We have now received a revised site layout, evidencing development is now to be situated away from the ditch illustrated in point 2 below. Please see attached revised FRA showing this.

The proposed drainage layout has also been amended to revise the note as stated in point 1 below.

Please let us know if you require anything further.

Kind Regards,

Emma Luckman BSc (Hons)

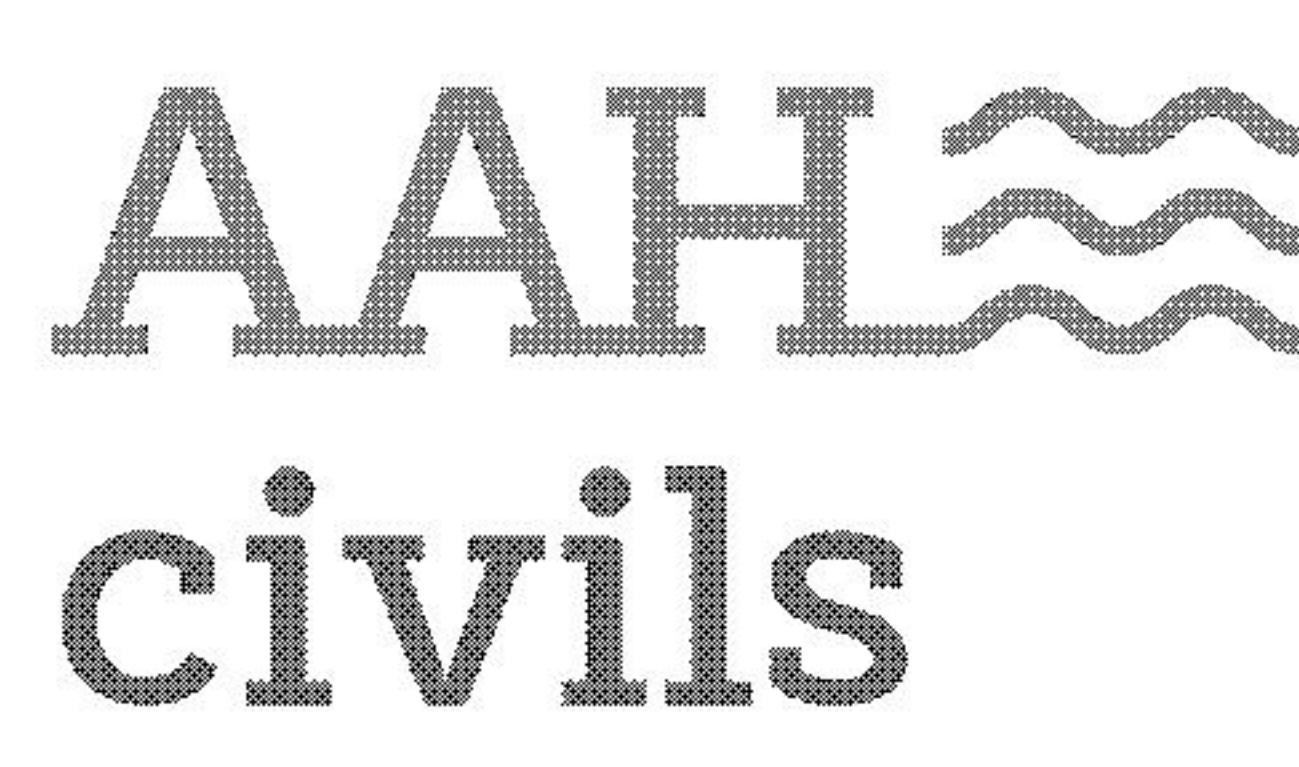
Civil Engineer



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From: Duncan Keir <Duncan.Keir@westsussex.gov.uk>

Sent: 25 May 2026 17:57

To: sarahjplatt@gmail.com; Emma Luckman <emma.luckman@aaahconsultants.co.uk>

Cc: OW Consent <OWC@westsussex.gov.uk>

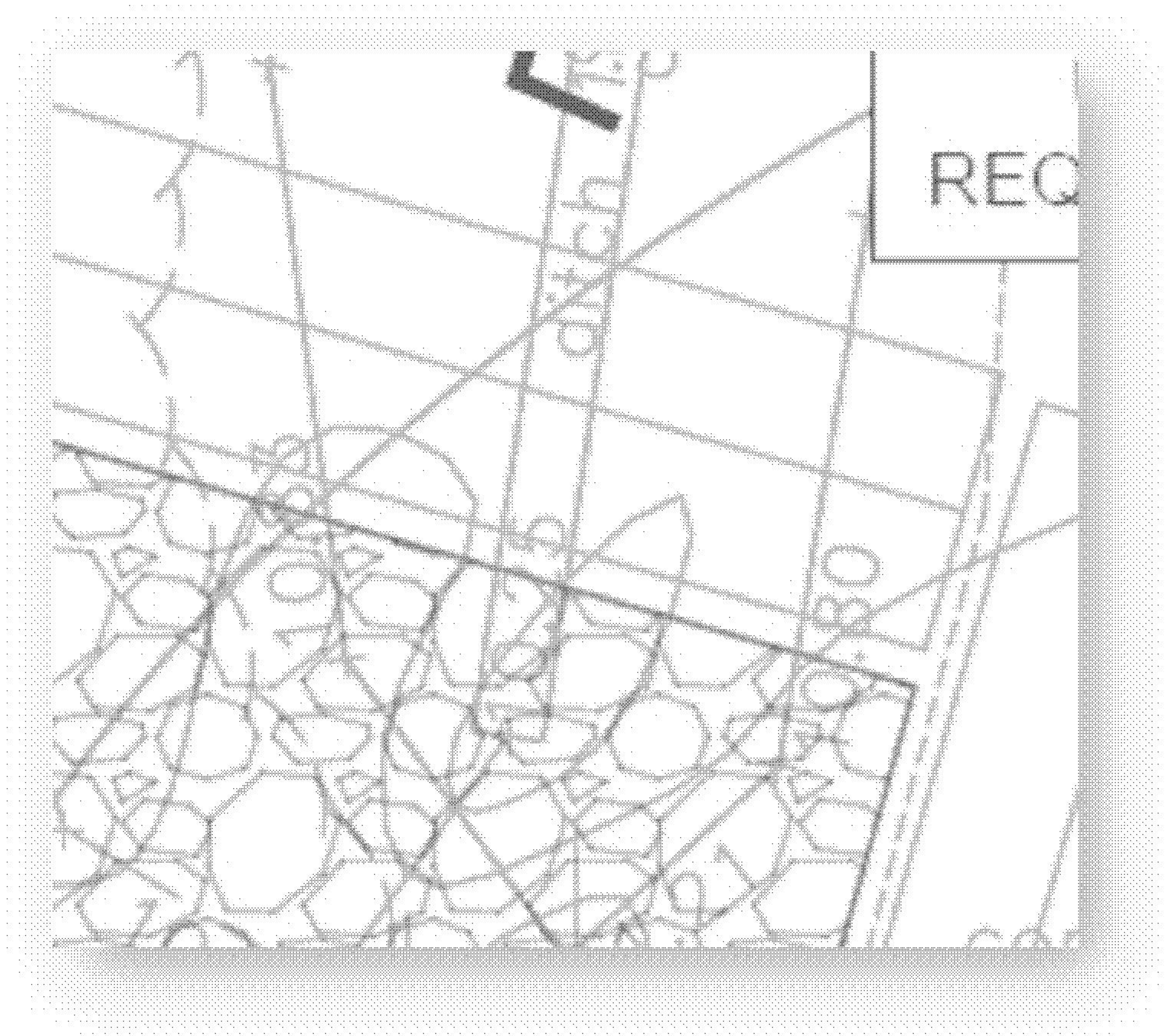
Subject: Ordinary Watercourse Consent Application WSCC-830865954 (The Foal Barn, Wyndham Farm BN5 9AN)

Dear Sarah and Emma

Ordinary Watercourse Consent Application WSCC-830865954 (The Foal Barn, Wyndham Farm BN5 9AN)

My name is Duncan Keir; I am the Principal Flood Risk Management Engineer at the Lead Local Flood Authority (LLFA), West Sussex County Council (WSCC). I have now had the opportunity to appraise your ordinary watercourse consent application (detailed above). I need further information from you to enable me to appropriately appraise your proposals.

1. Your consent application states that you are seeking consent to install a new (off-line) headwall for a surface water drainage discharge to an existing open ordinary watercourse. I would like to take this opportunity to make you aware that most surface water discharge headwalls should be designed and constructed so that they are either “set back into” or are “flush with” the existing bank profile of the receiving ordinary watercourse, so that no part of the headwall structure protrudes into the flow channel of that receiving watercourse. If that can be achieved, then the headwall and associated discharge would **not** fall within the scope of the ordinary watercourse consent process (meaning that the works would not require the LLFA’s agreement/approval). (Note: The principle of the discharge and the discharge rate are matters that must be agreed through the planning process and not through the ordinary watercourse consent process). In your case there appears to be no reason why the proposed headwall cannot be designed and constructed so that it does not protrude into the receiving watercourses’ channel, therefore: Please remove the following slightly misleading note on the “proposed drainage layout” (drawing: P00016-AAH-C-DRW-3001 P04) that states “*Ordinary Watercourse Consent Under Land Drainage Act Required to Discharge to Ditch*” and replace it with a note that states: “*Surface water discharge headwall to be constructed set back into the bank of the receiving watercourse, so that not part of the structure protrudes into the channel of the receiving watercourse*”. If this change is made, I will be able to confirm that these works are outside of the scope of the consent process.
2. When appraising the documentation submitted in support of your consent application, I noted that the “proposed drainage layout” (drawing: P00016-AAH-C-DRW-3001 P04) shows that some of the proposed development is located directly over a section of the existing open watercourse. (See excerpt below). This conflict will obviously need to be resolved, and the resolution will require “works” to be undertaken to the existing watercourse (such as a new section of culvert and associated headwall, to extend the existing culvert). Unlike the proposed new surface water discharge headwall, any online work to an existing ordinary watercourse **will** fall within the scope of the consent process. Therefore, I will need you to provide details of the works that you propose at this location. (I suspect that the required works will attract more than the single £50 fee that you have paid for the current application, please refer to our consent fee schedule document:
https://www.westsussex.gov.uk/media/qpmnqfhl/owc_fee_structure.pdf



3. To enable me to appraise the works to the watercourse required to resolve the conflict above, please can you also provide the following information:
- Further clarity about where this watercourse (both the open and culverted sections) flow from and to. I note figure 9 from the submitted FRA, can that plan please be expanded upon.
 - The submitted FRA also refers to “Appendix B: Watercourse Connectivity [Dye] Test (2021)”, can you please also provide us with that information.
 - Please also provide us with some photos of the section of the open watercourse in question, including images of the existing culvert (pipe) exit and entrance at either end of the section of open watercourse in question.

Please be aware that this consent application must be determined by 17/06/2026, therefore please confirm whether you will be able to provide us with the further information required above, at least a few days prior to that deadline (to give us time to appraise any new submissions).

Kind regards

Duncan

Duncan Keir BEng (Hons) IEng MICE

Principal Flood Risk Management Engineer

Flood Risk Management Team

Highways, Transport and Planning

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH.

Telephone: 07999 904 307

Email: duncan.keir@westsussex.gov.uk

Advance notice of annual leave: Please note I shall be on leave:

From the 29th May 2026 returning to work on the 2nd June 2026

From the 20th June 2026 returning to work on the 6th July 2026

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