TN04 – LLFA Comment Response (3)

Site: Land East of Mousdell Close, Ashington
Prepared by: Phil Allen MCIWEM C.WEM
Approved by: Jason Morgans
Date: 9 January 2026

motion
84 North Street
Guildford
GU1 4AU

Tel: 01483 531300
www.motion.co.uk

1.0 Introduction

1.1 This Technical Note (TN04) has been prepared by Motion in response to the LLFA comments issued on 17th December 2025. It provides the technical information requested by the LLFA and highlights matters for consideration by the LPA, including how the proposed drainage strategy integrates with the overall site layout and delivers the requirements of the adopted HDC Local Plan.

1.2 We have distilled the LLFA's comprehensive response and comments of 17th December, and there are four key points that remain and require further discussion. These are:

1. Whether the proposed drainage strategy provides sufficient SuDS features, noting the competing technical and space constraints on the site, along with the target housing numbers allocated within the adopted HDC Local Plan.
2. The provision of groundwater monitoring, which the LLFA have accepted can be conditioned
3. Whether the development should be responsible for maintaining all downstream reaches of the watercourse (as well as those that they have riparian rights and responsibilities for) to ensure that the receiving watercourse is in suitable condition to receive surface water discharge from the site.
4. The provision of further details are needed regarding the proposed SuDS features, and that the design of the SuDS basin is of particular concern to the LLFA.

1.3 It is these four points that will be discussed in turn, below.

2.0 Discussion

Point 1

2.1 The competing technical constraints have been discussed with the LPA, who are aware of how the proposals sit alongside other planning regulations and requirements, and they will be making a decision on the acceptability of the drainage strategy within the overall planning balance.

Point 2

2.2 Groundwater monitoring is currently ongoing and will be reported at the conclusion of the winter monitoring period. However, we maintain that its value is limited due to the hydraulically unproductive ground conditions and extremely restricted groundwater movement. As demonstrated by soakage testing, infiltration is not feasible at any time of year, and all drainage features will therefore be lined.

Point 3

2.3 We accept that the development has riparian rights and responsibilities for the reach of the watercourse that is on the site boundary. This responsibility is compulsory under the Land Drainage Act 1991.

2.4 However, we propose that this development should not also be responsible for the condition and conveyance of the watercourse on the reaches downstream of the site, which fall under other landowners' riparian rights and responsibilities. The Land Drainage Act 1991 is clear on who is legally responsible for downstream reaches of the watercourse, and, in this instance, the development does not have the legal right or obligation to make changes to third party land.

2.5 The watercourse located on the site boundary is classified as an Ordinary Watercourse, and accordingly, WSCC - in its capacity as the LLFA - serves as the responsible operating authority for consenting and enforcement of works on this watercourse. Under the Land Drainage Act 1991, each riparian owner must maintain the adjacent watercourse to their land such that the free flow of water is not impeded. Specifically, riparian owners are mandated to:

- Keep the bed and banks clear of debris, vegetation, or any form of obstruction,
- Maintain any structures (e.g. culverts, weirs) within the watercourse,
- Permit the natural flow of water from upstream without diversion.

2.6 These obligations do not extend to accommodating increased flows resulting from upstream development, and, because the current development does not increase flows above the greenfield baseline, will not be an issue. Notably, the proposed scheme is designed to reduce flow relative to the greenfield state for all storm events exceeding the 1-in-1-year return period.

2.7 If riparian owners downstream of the development site fail to discharge their statutory duties, or if any party causes obstruction to the watercourse, WSCC holds enforcement powers under Section 25 of the Land Drainage Act 1991. WSCC can issue a notice requiring remedial works, and if this is not complied with, WSCC may undertake the works directly and recover full costs from the responsible party. Additionally, under the Public Health Act 1936, obstruction of a watercourse can constitute a statutory nuisance, exposing the responsible individual to prosecution.

2.8 Therefore:

- The development is only legally responsible for maintaining the watercourse on its boundary as the riparian owner.
- The development cannot be legally responsible for maintenance of downstream reaches in third party land - these fall within the responsibilities of the respective riparian owners downstream – and a downstream responsibility for the development cannot be legally enforced by the LLFA.
- WSCC, as LLFA, has the legal remit and duty to enforce and ensure that all riparian obligations are upheld - including issuing notices and undertaking works in default of compliance. Therefore, the ultimate responsibility for compliance and maintenance of conveyance for the downstream reaches of the watercourse lies with WSCC.

2.9 In summary, it is established that responsibility for downstream maintenance legally lies with downstream riparian owners, and WSCC is duly mandated within the Land Drainage Act 1991 to enforce these duties. With this in mind, we will not be obligating the development to be responsible for the downstream reaches of the watercourse, because the relevant legislation underlines that responsibility lies with others, and is for WSCC to legally monitor and enforce.

2.10 This same obligation was not imposed on the immediately-upstream Elivia site during the conditional consent given to that development. This inconsistency in regulatory requirement was previously highlighted to WSCC and was put forward as an additional basis as to why the current development should not be solely responsible for the watercourse's downstream condition. The LLFA responded to this in their letter of 17th December by saying "*This is not a valid argument as the condition of the receiving watercourse may have deteriorated significantly since the aforementioned application was making its way through the planning process*."

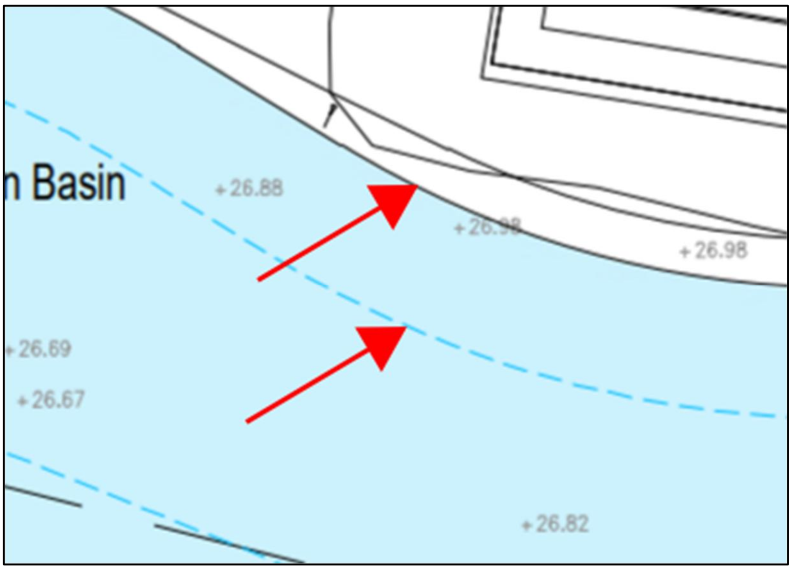
2.11 We would respectfully like to highlight that the drainage conditions for the Elivia development were discharged on 25th April 2025 under reference DISC/24/0135. Notably, the drainage conditions were discharged *after* the date of the photographs provided by WSCC as the basis for concern were taken - these were taken in January 2025. Accordingly, the condition of the watercourse cannot have deteriorated "*since the aforementioned application was making its way through the planning process*"; rather, the Elivia application discharged its drainage conditions subsequent to the date of the photographic evidence submitted by WSCC.

2.12 Therefore, the approach taken to the Elivia site and the current development *must* be considered in the same way, and there is no substantive planning or regulatory argument why they would have different conditions or requirements imposed upon them. A consistent regulatory approach would benefit both developments.

Point 4

2.13 In their letter of 17th December 2025, the LLFA remarked that "*the design of the SuDS basin* [is of] *particular concern. For example, the excerpt below shows that whilst some edges of the proposed basin has sloped edges (to the northeast) other sides do not*."

2.14 We would like to clarify this interpretation of the plans. The Drainage Strategy Report and supporting hydraulic calculations define the SuDS basin as having a 1-in-3 batter on all sides to full depth. This is illustrated on the strategy plan by the solid black line and inward blue dashed line, as picked out by the red arrows on the excerpt below.



2.15 The embankment shown along the northern edge of the basin does not represent the inward batter of the basin; rather, it is the top (cover) level of the basin tying into the surrounding natural topography. What WSCC has interpreted as a small and inconsistent internal bank is, in fact, the cut-and-fill profiling around the basin, designed to ensure it functions correctly in three dimensions (with comparable profiling evident on the southern side). Reference should be made to the appended sectional drawings for clarification.

2.16 Additional sections and details of key infrastructure have been provided. The drainage strategy has been fully designed in three dimensions and is hydraulically engineered to operate by gravity within the available space and constraints. The drainage layout plan is derived directly from the hydraulic model, and these documents together demonstrate that the proposed strategy is fit for purpose.

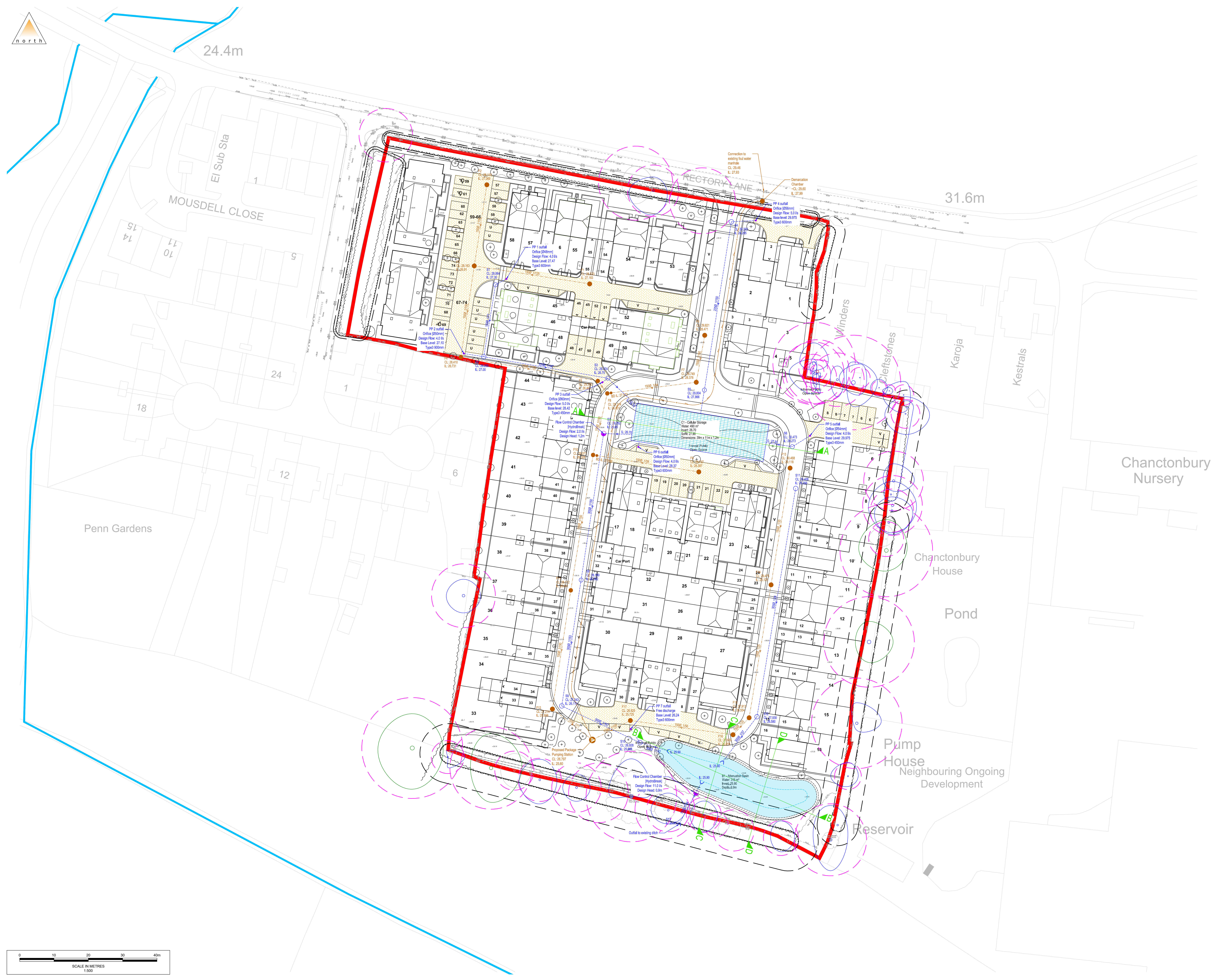
3.0 Summary

3.1 This technical note has provided the information requested by the LLFA, and has outlined the responsibilities that apply to the current development, and what can be accordingly conditioned.

3.2 We request that the LPA review the information provided, and we trust it suitably allows them to make a determination of the proposed development, and how it delivers this allocation within their adopted Local Plan.

Appendix A

Sections of key drainage infrastructure and standard construction details



C:\Users\cczako\Motion\StaffSite - 1ecmou 2504072\Drawings\2504072-0501-P06 [Drainage Strategy].dwg

Notes

1. All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
2. This drawing has been based upon survey information supplied by ECE Architecture and Motion cannot guarantee the accuracy of the data provided.
3. Any discrepancies should be reported to the engineer immediately, so that clarification can be sought prior to the commencement of works.
4. This drawing should be read in conjunction with all other relevant engineering details, drawings and specification.
5. 350mm minimum cover is to be provided for private pipes laid in soft/paved areas, with 900mm minimum cover to be provided for private pipes laid beneath roads / driveways unless not practicable. Where unachievable, shallow pipe drains may require protection using concrete surround or paving slabs bridging the trench, subject to the NHBC Inspector's requirements.
6. Manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames.

Legend

🟥	Site Boundary
🟦	Existing Watercourse
▨	Pervious Pavement [450mm-600mm no infiltration Type 3 open graded sub-base with 30% void ratio]
⬭	Surface Water Attenuation Basin
- - - -	Surface Water Gravity Pipe
○	Surface Water Manhole
◒	Surface Water Flow Control Chamber
●- - -	Porous Pavement Outfall with Orifice Plate
∪	Proposed Headwall
—·—·—	Foul Water Gravity Pipe
——	Foul Water Rising Main
●	Surface Water Manhole
▷	Foul Water Pumping Station

Rev.	Description	Drn	Chk	App	Date
P06	Further details, cross sections added	CC	PA	JM	08/01/2026
P05	Site layout amendment	PA	PA	PA	20/11/2025
P04	Drainage basin amended and new site layout	RW	PA	JM	18/11/2025
P03	Outfall pipe realigned to minimize RPA impact	CC	PA	JM	04/08/2025
P02	Updated following layout changes	CC	PA	JM	31/07/2025
P01	First Issue	CC	PA	JM	11/07/2025

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion
Guildford - Reading - London
www.motion.co.uk

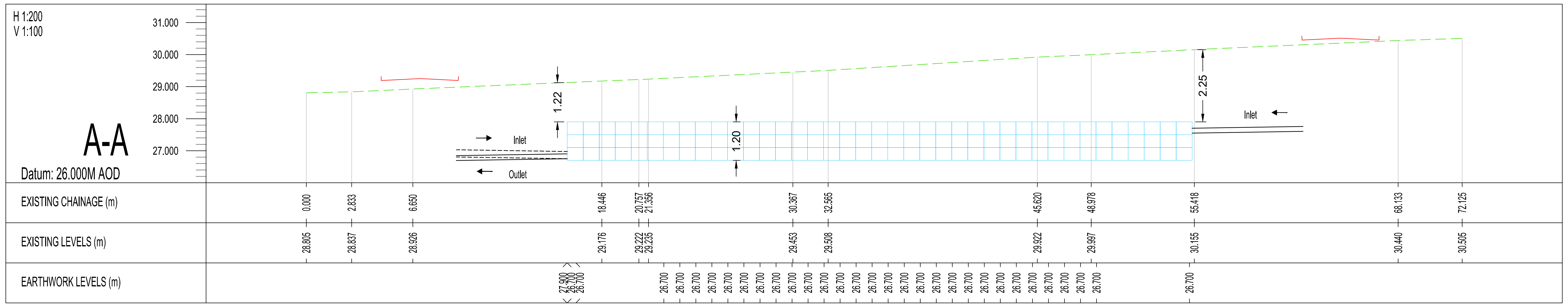
Client:
Rocco Homes

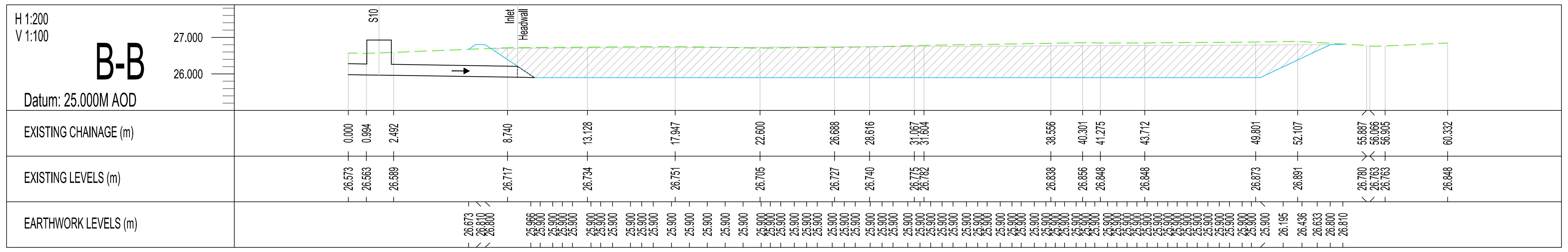
Project:
Land East of Mousdell Close
Ashington

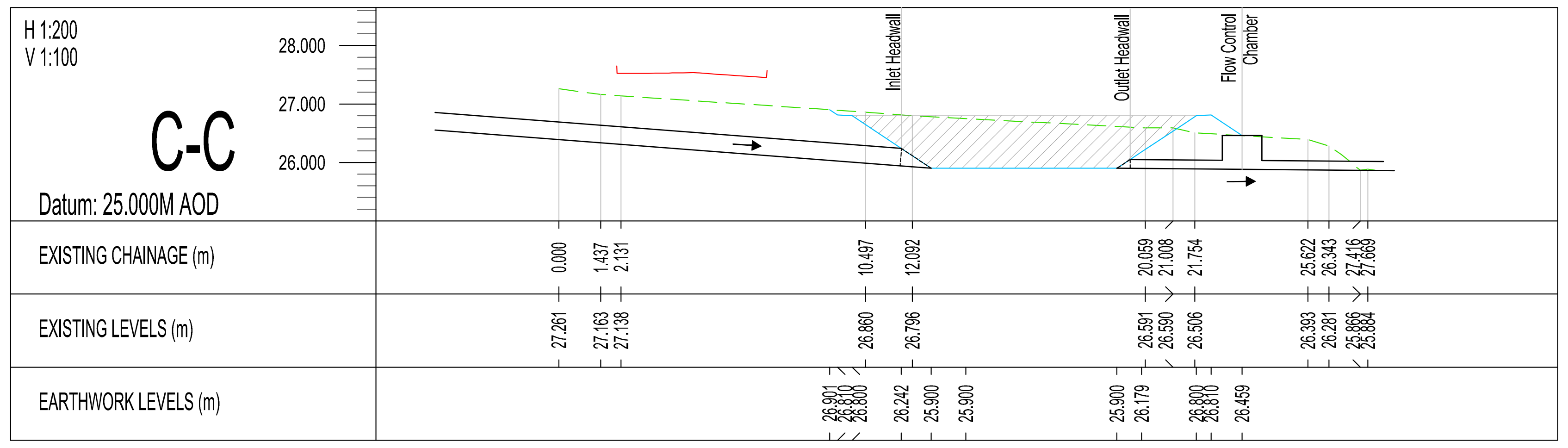
Title:
Drainage Strategy

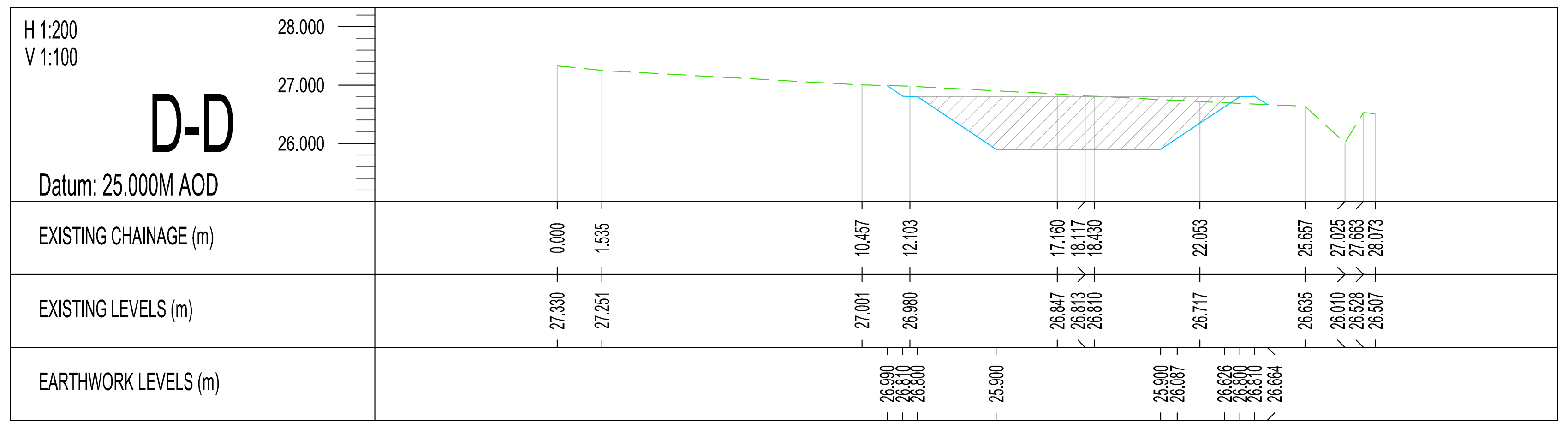
Scale: 1:500 (@ A1)

Drawing: 2504072-0501
Revision: P06









Notes

1. All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
2. This drawing has been based upon survey information supplied by ECE Architecture and Motion cannot guarantee the accuracy of the data provided.
3. Any discrepancies should be reported to the engineer immediately, so that clarification can be sought prior to the commencement of works.
4. This drawing should be read in conjunction with all other relevant engineering details, drawings and specification.
5. 350mm minimum cover is to be provided for private pipes laid in soft/paved areas, with 900mm minimum cover to be provided for private pipes laid beneath roads / driveways unless not practicable. Where unachievable, shallow pipe drains may require protection using concrete surround or paving slabs bridging the trench, subject to the NHBC Inspector's requirements.
6. Manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames.

Legend

- - -	Existing Ground Surface
—	Proposed Road
—	Proposed Basin
▦	Proposed Cellular Storage

Rev.	Description	Drn	Chk	App	Date
P01	First Issue	CC	PA	JM	08/01/2026

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion

Guildford - Reading - London
www.motion.co.uk

Client:
Rocco Homes

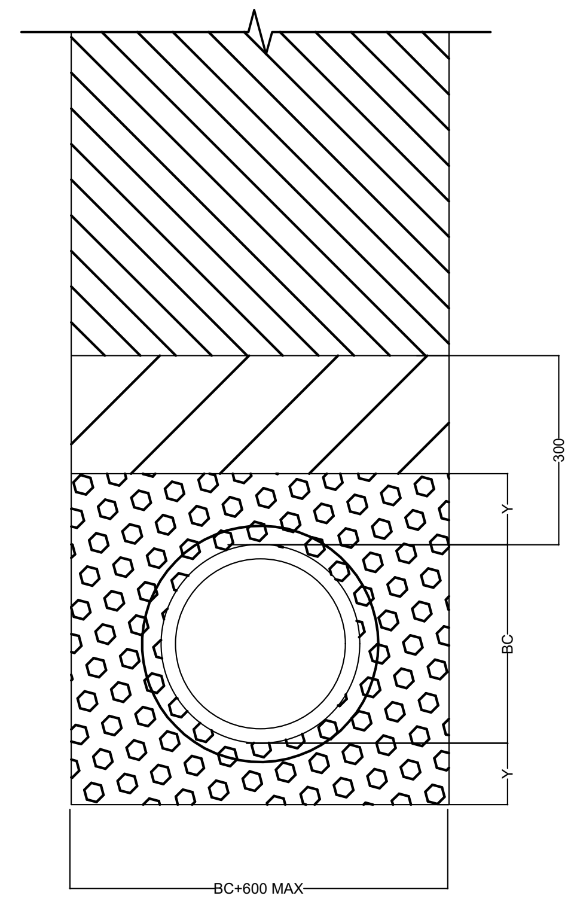
Project:
Land East of Mousdell Close
Ashington

Title:
Cross Sections

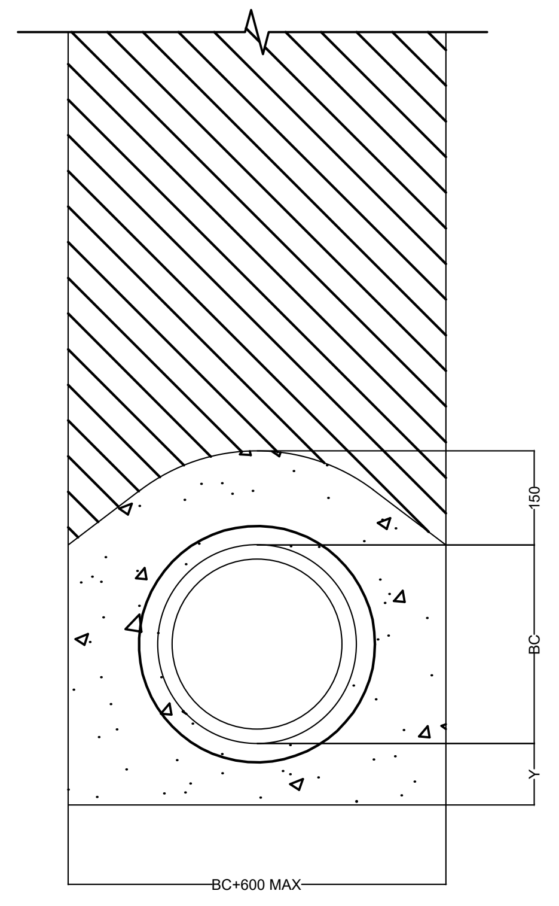
Scale: As Shown(@ A1)

Drawing: 2504072-0331
Revision: P01

C:\Users\cczako\Motion\StaffSite - 1ecmou 2504072\2504072\Drawings\2504072-0331-P01 [Cross Sections].dwg



GRANULAR BED
AND SURROUND
CLASS `S'



CONCRETE BED
AND SURROUND
CLASS `Z'

KEY

▧	SUITABLE BACKFILL MATERIAL.
▨	SELECTED SIDEFILL AND SURROUND.
⬡	SINGLE SIZE GRANULAR MATERIAL.
∴	GEN3 CONCRETE BED AND SURROUND.

DN = NOMINAL INTERNAL DIAMETER OF PIPE.
BC = OUTSIDE DIAMETER OF PIPE.

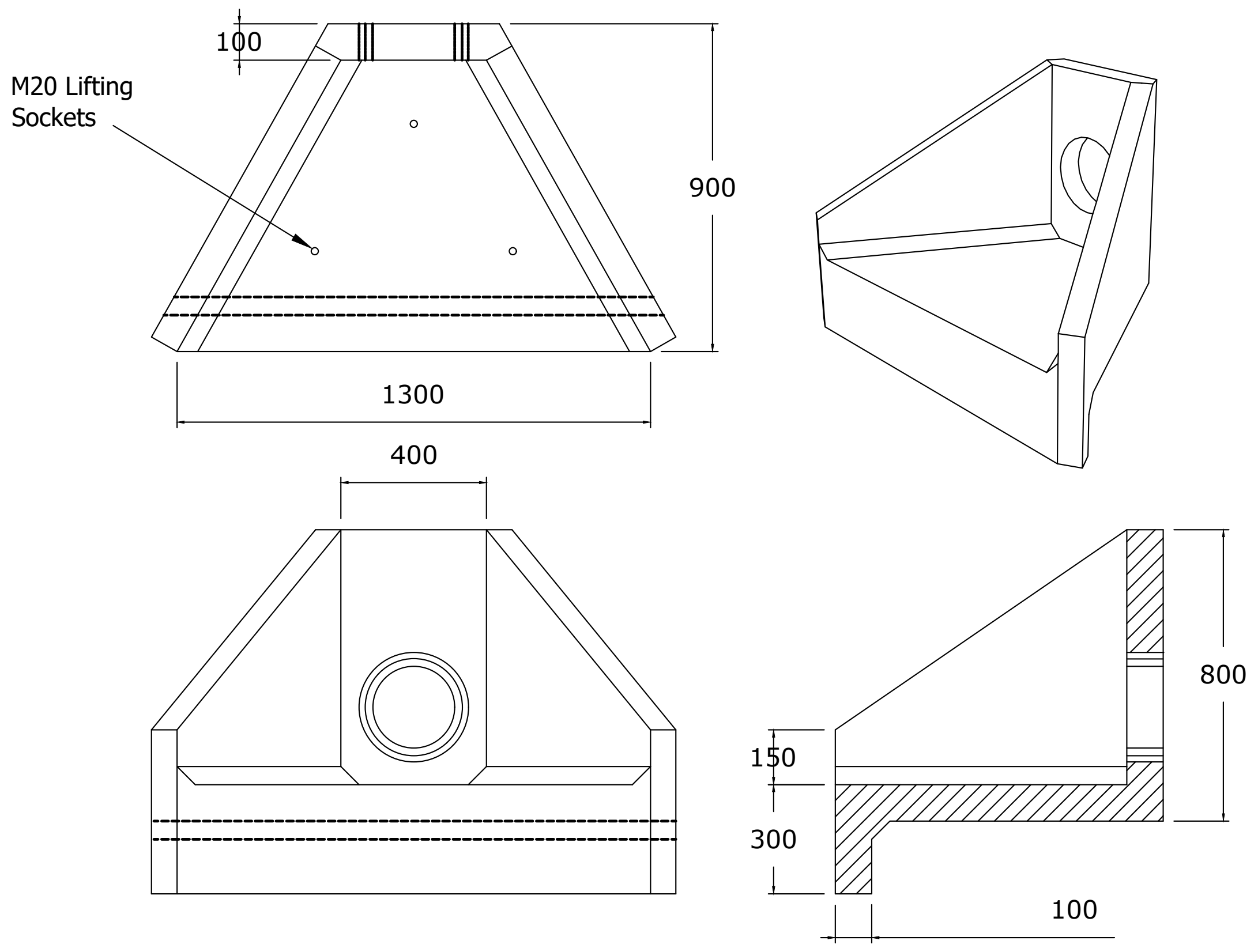
DIMENSION Y

CLASS	MACHINE DUG UNIFORM SOIL	ROCK OR MIXED SOILS
N,F,B & S	NOTE (i)	NOTE (ii)
A & Z	NOTE (ii)	NOTE (ii)

(i) Y=BC/6, WITH MIN 100 UNDER BARRELS (50 FOR SLEEVE JOINTED)
AND MIN 50 UNDER SOCKETS, WHICHEVER IS THE GREATER, WITH MAX OF 400.

(ii) Y=BC/4, WITH MIN 200 UNDER BARRELS (150 FOR SLEEVE JOINTED) AND MIN 150 UNDER SOCKETS, WHICHEVER IS THE GREATER, WITH A MAX OF 400.

Pipe Bedding Detail



Headwall Details

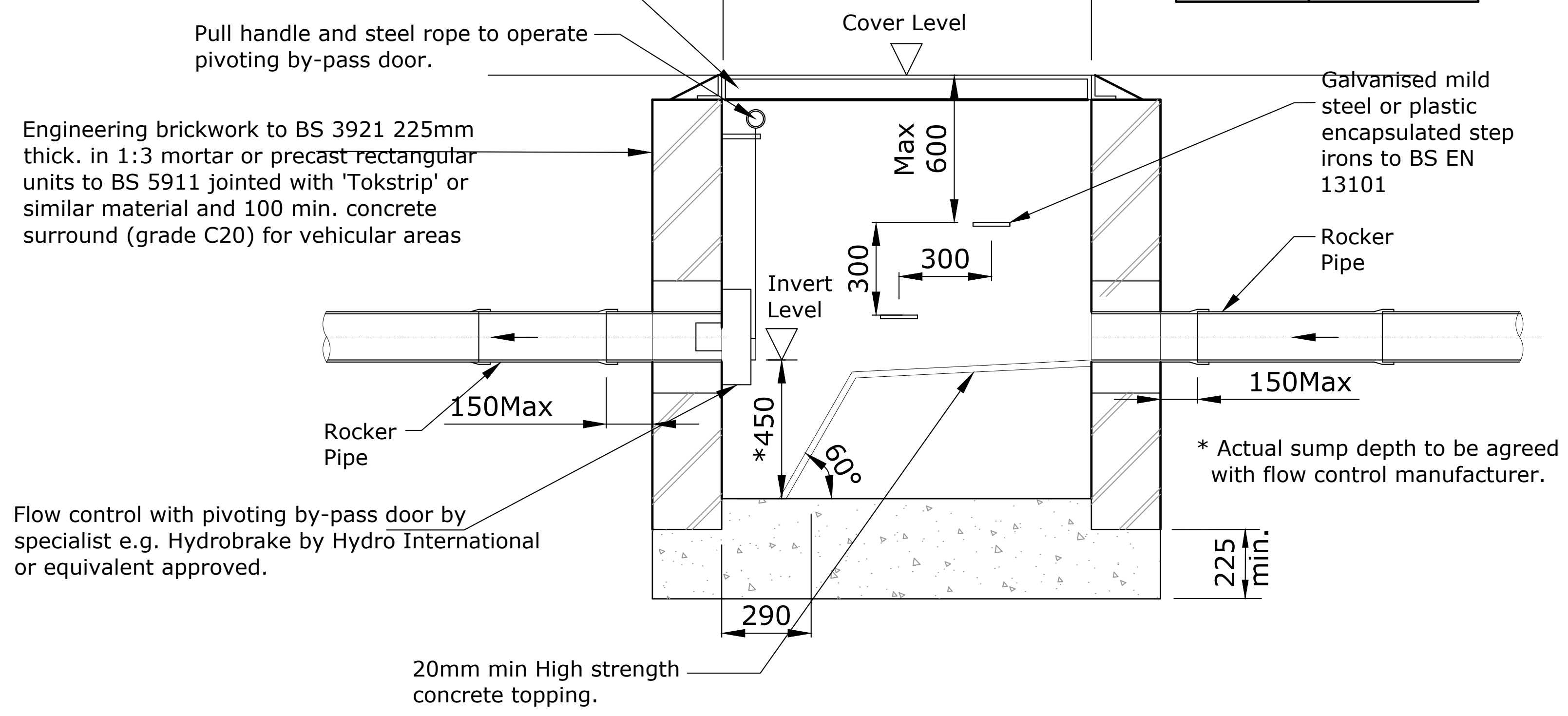
NOTES:
- All dimensions in mm
- All measurements ± 1mm

Transporting, Lifting and Installation to be in accordance with manufacturer's installation guide.

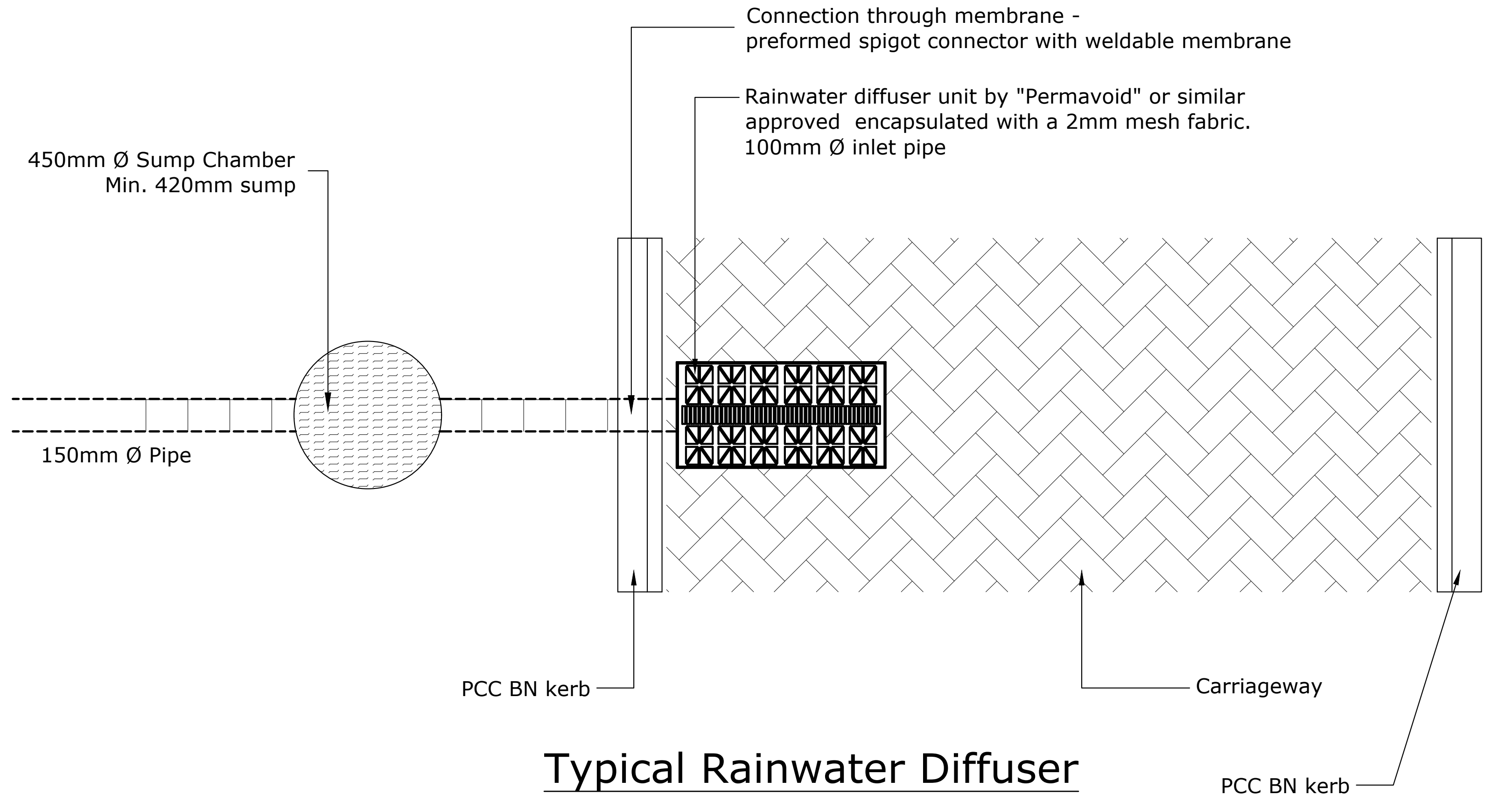
Specification Information
- Opening in back wall cast to suit outside diameter of the pipework
- Invert level of pipe can be set to your specification

Headwall Installation
Units should be bedded on minimum 150mm thick well compacted Class 6A* selected well graded granular material.
*Manual of contract documents for Highway Works: Volume 1 (MCHW1)specification for Highway Works, Series 600
Sit the headwall level or with a slight fall 1:50 from pipe to spill mouth.
Material: Reinforced concrete

Pipe Dia.	Rocker Pipe length.
150-600	0.5-0.75
675-750	1.0
>750.	1.25



Typical Flow Control Chamber



Typical Rainwater Diffuser Pipe Connection Detail

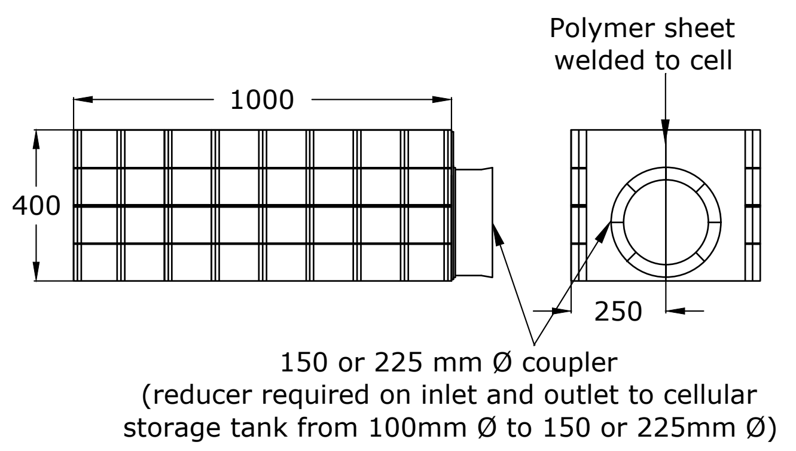
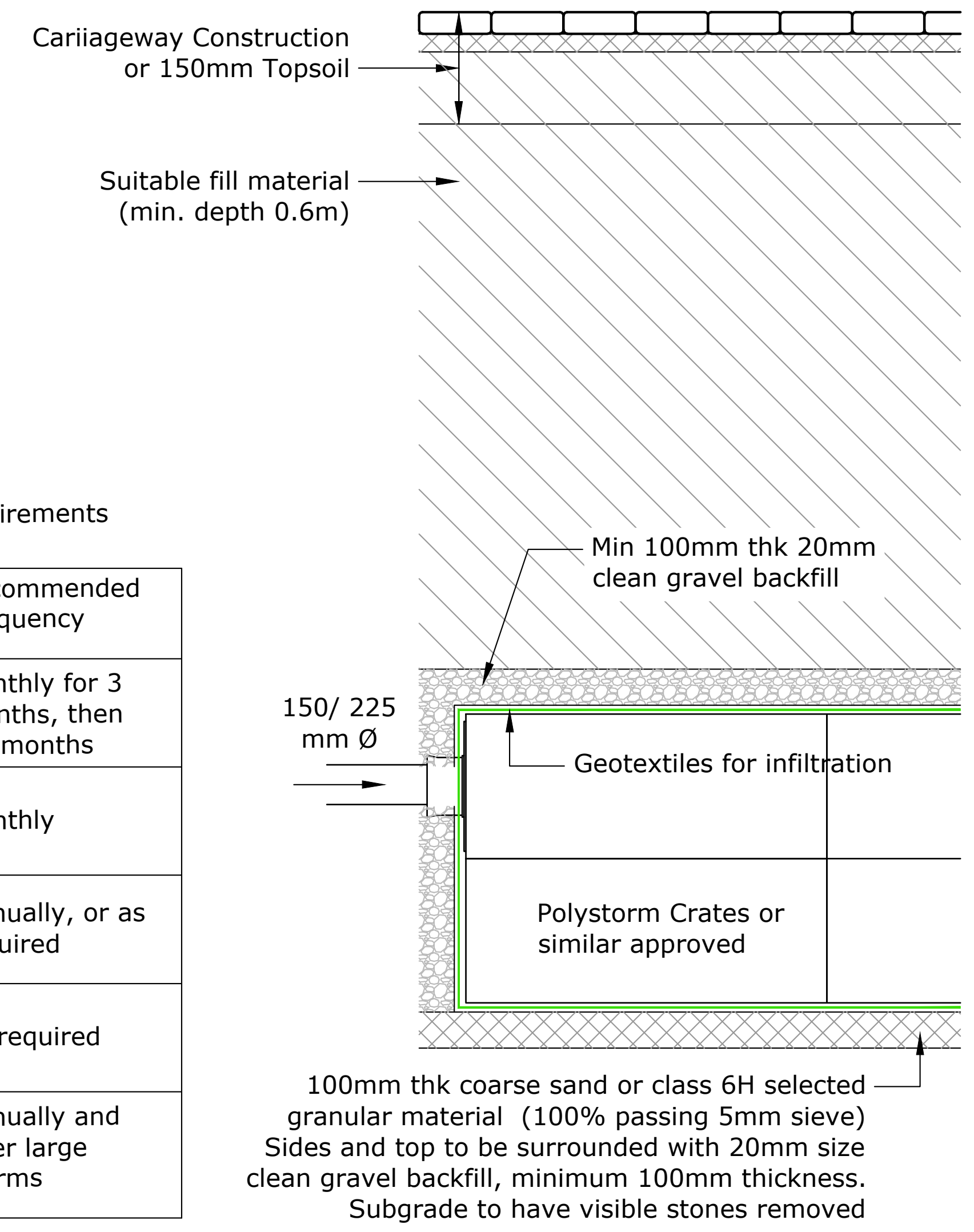


Table 1: Modular Systems - operation and maintenance requirements

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six months
	Debris removal from catchment surface (where may cause risks to performance) ie carriageway sweeping	Monthly
	Remove sediment from pre-treatment structures ie emptying gully and catchpit sumps	Annually, or as required
Remedial actions	Repair/rehabilitation of inlets and pipework	As required
Monitoring	Inspect/check all inlets and pipework to ensure that they are in good condition and operating as designed	Annually and after large storms



Cellular Storage Notes

Construction requirements

All cellular units to be installed in accordance with the manufacturer's instructions. Local soil and groundwater conditions and shall be investigated by the contractor and discussed with the manufacturer prior to construction.

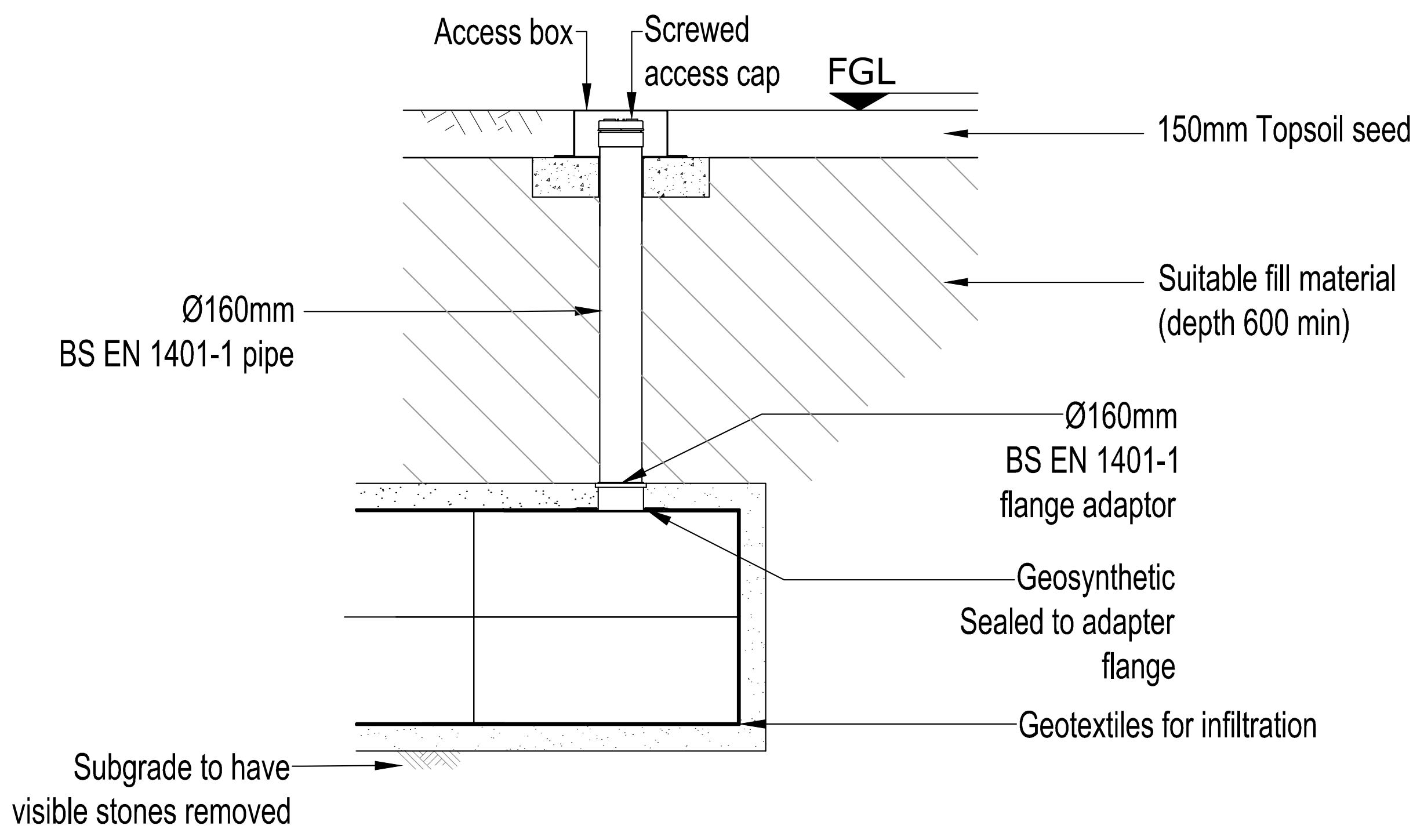
Any sediment which reaches the below ground modular soakaway system cannot be removed. The Contractor is therefore to ensure appropriate measures are taken during construction to prevent runoff from entering the units to preserve the condition of the system.

This includes the 'Construction Requirements' within CIRIA SuDS Manual 2015 Section 21.12 that prescribes procedures for handling and protection, excavation, formation preparation, placement and assembly, wrapping and backfilling. Specific manufacturer instructions provided with the units should also be followed.

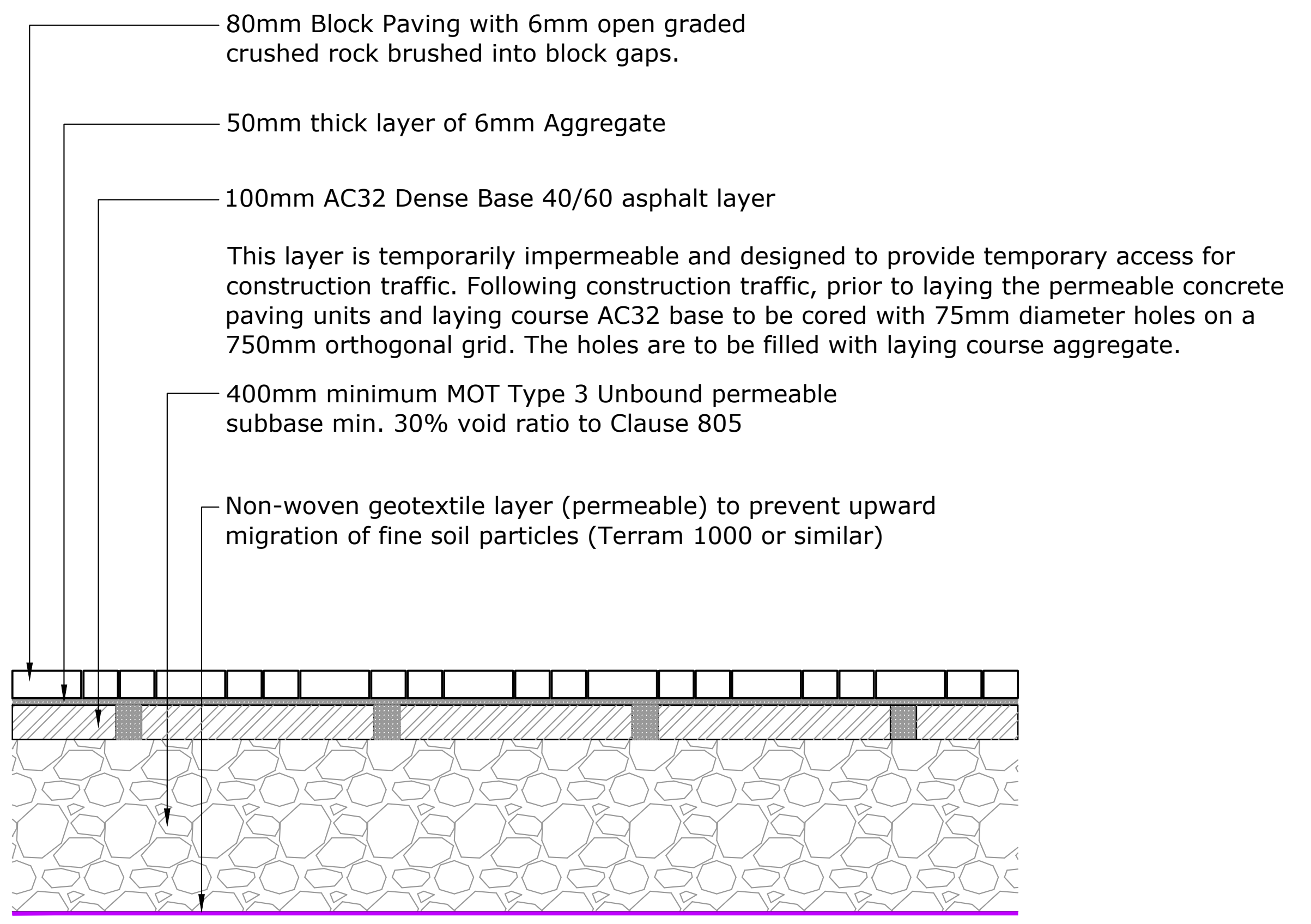
Operation and Maintenance requirements

Sediment sumps are included throughout the system including the chamber immediately upstream of the modular soakaway system. Regular inspection and maintenance should be undertaken to ensure that these are never allowed to overflow. CIRIA SuDS Manual 2015 maintenance recommendations are outlined in Table 1.

Typical Cellular Storage Detail



Ventillation System



Typical Permeable Paving Construction Detail - Suitable for Construction traffic

Rev.	Description	Drn	Chk	App	Date
P01	First Issue	CC	PA	PA	08/01/2026

Drawing Status:
FOR PLANNING
NOT FOR CONSTRUCTION

Guildford - Reading - London
www.motion.co.uk

Client:
Rocco Homes

Project:
Land East of Mousdell Close
Ashington

Title:
Drainage Strategy

Scale: NTS (@ A1)

Drawing: 2504072-0801
Revision: P01

C:\Users\cczako\Motion\StaffSite - 1ecmou 2504072\Drawings\2504072-0801-P01 [Standard Details].dwg