

Our Reference: 091.5018/WSCC/010725



01st July 2025

Flood Risk Management Team
West Sussex County Council
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Dear whom this may concern,

Response to LLFA objection letter dated 06 May 2025

Thank you for your comments dated 6th May 2025 regarding the application: DC/25/0102 Land at Campsfield Linfield Close Southwater. The comments can be found in **Appendix A**.

Following our recent meeting on 12th June 2025, I can confirm that actions have been taken to address your outstanding points:

Point 1:

The Environment Agency has recently updated its flood risk modelling (NaFRA2) and this has resulted in a change of pluvial flood risk profile at this site. Please update the Flood Risk Assessment using the latest data in order to demonstrate no new dwellings or surface water attenuation features are within flood risk areas.

The FRA has been updated using the latest mapping from the EA's flood map for planning and long term flood risk mapping.

Point 2:

In relation to the above, we note there is a surface water flow path intersecting the proposed access road for the development. It must be demonstrated that users of the site have safe access in a design storm (1 in 100 years plus climate change) and the flow path will be maintained post development.

As discussed in the meeting, we are submitting a detailed topographical survey (**Appendix B**) from the previously developed site located directly to the North of the ditch. The survey extends across the full length of the ditch, and we trust that it is sufficient to demonstrate the existing ditch profile. In addition to the updated topographical survey, we have prepared a cross-section showing the profile of the existing ditch together with an indicative culvert arrangement which has been added to the drainage strategy drawing 091.5018.0501-P03. The culvert size and location will be confirmed at the detailed design stage. This plan can be seen in **Appendix C**.

Point 3:

Please provide a cross section for the proposed earthworks surrounding the attenuation basin adjacent to the Western boundary.

As confirmed in the meeting, drawing 091.5018.0501-P03 has been updated to include a note confirming that the attenuation basin will be constructed with earthworks at a gradient of 1:3 to tie into the existing ground.

Point 4:

The drainage layout provided indicates that the above basin will have an available freeboard of 79mm in the 1:100 plus climate change event, however as per the CIRIA SuDS Manual there should be 300mm of clear freeboard above the top water level in this scenario.

This point was discussed during our meeting, and it was agreed that our proposed design and explanation—that the nearest dwellings to the basin have a finished floor level more than 3 m above the basin’s top water level—was deemed acceptable in this instance.

Additionally, section 23.4.5 of the SuDS Manual states: “... for smaller ponds, there may be no need for a freeboard, provided the risk to people and property has been evaluated.” Given that this is a small pond, and that any exceedance would flow into the woodland safely away from any development, the design is compliant with the SuDS Manual. At the detailed design stage, a suitable overflow route will be incorporated into the pond, in accordance with the SuDS Manual, to ensure the structure is protected during any exceedance event.

We hope the above and enclosed satisfy your requirements, and we look forward to your confirmation that your objection can be withdrawn.

Yours faithfully

O Terry

Ollie Terry
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Appendix A

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Stephanie Bryant
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Lead Local Flood Authority

Date 07 March 2025

Dear Stephanie,

RE: DC/25/0102 Land at Campsfield Linfield Close Southwater

Thank you for your consultation on the above application, received on 20 February 2025.

The proposal is an outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works

We have reviewed the application as submitted and currently **object** due to clarification being required on the below points:

- 1) The Environment Agency has recently updated its flood risk modelling (NaFRA2) and this has resulted in a change of pluvial flood risk profile at this site. Please update the Flood Risk Assessment using the latest data in order to demonstrate no new dwellings or surface water attenuation features are within flood risk areas.
- 2) In relation to the above, we note there is a surface water flow path intersecting the proposed access road for the development. It must be demonstrated that users of the site have safe access in a design storm (1 in 100 years plus climate change) and the flow path will be maintained post development.
- 3) Please provide a cross section for the proposed earthworks surrounding the attenuation basin adjacent to the Western boundary.
- 4) The drainage layout provided indicates that the above basin will have an available freeboard of 79mm in the 1:100 plus climate change event, however as per the CIRIA SuDS Manual there should be 300mm of clear freeboard above the top water level in this scenario.

Once these points have been addressed, we will review further. It may be possible to remove our objection at that stage, dependent on the level of information provided and any further queries arising.

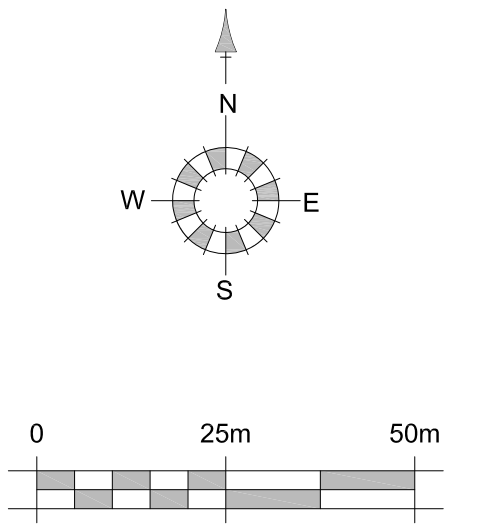
Yours sincerely

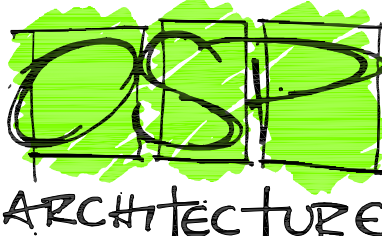
Flood Risk Management Team

Document references considered:

FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY:091.5018/FRADS/2, REV2
(Inclusive of appendices A-L)

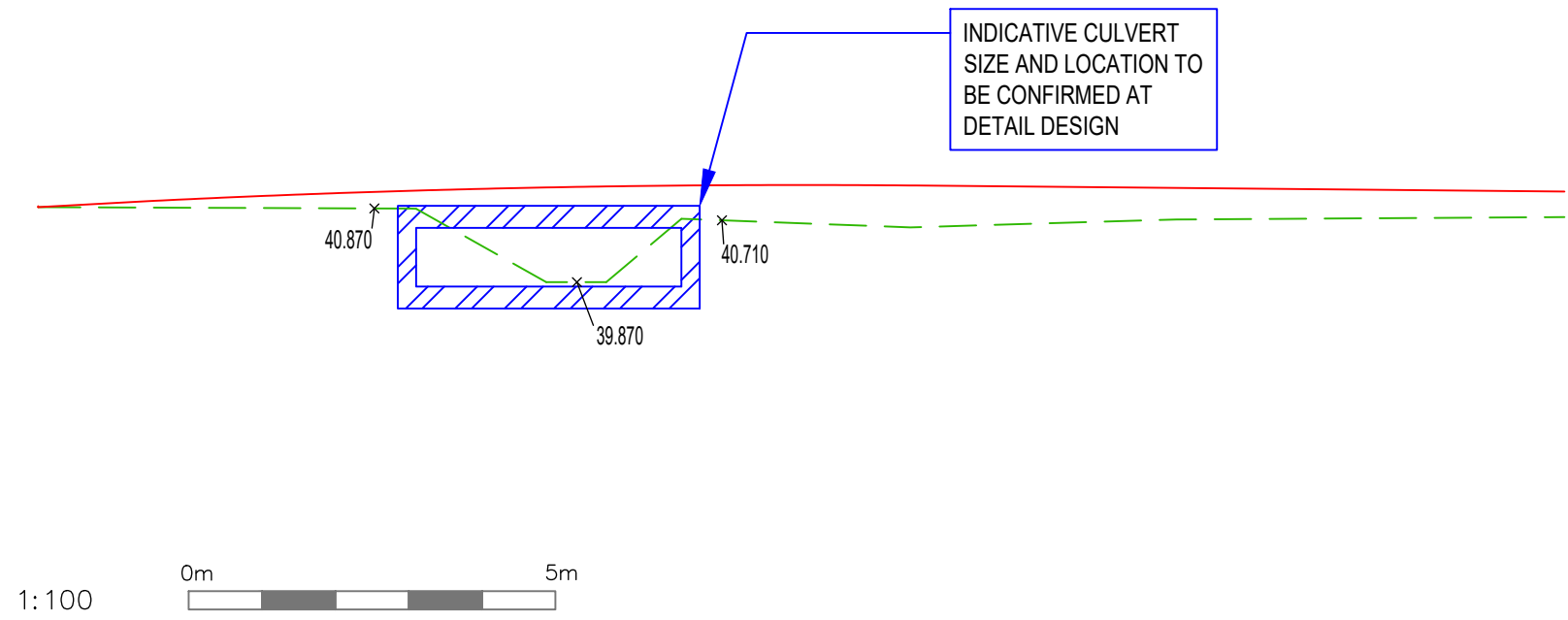
Appendix B



| | | | | | | | |
|--------|---------------|----------------------------|-----------|------------|-----------------------------|------------------------------------|--|
| REV. A | DATE 04.11.14 | REVISIONS: Redline updated | REV. DATE | REVISIONS: | CLIENT: Wates Developments | PROJECT: Mill Straight, Southwater | Rosemount House Rosemount Avenue West Byfleet, Surrey KT14 6LB Tel. 01932 352111 Fax. 01932 353315 name.surname@osp architecture.com www.osparchitecture.com |
| B | 06.11.14 | Redline updated | | | SCALE: 1:1000 (A1 ORIGINAL) | DRAWING: Existing Site Survey |  OSP ARCHITECTURE |
| C | 13.11.14 | Redline updated | | | | | |
| D | 14.11.14 | Redline updated | | | | | |
| E | 20.11.14 | Redline updated | | | DRAWN: PL DATE: 15.09.14 | 14050 S102 E | O'KEEFE SCANLON LIMITED |

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Appendix C



FOR CONTINUATION SEE DRAWING 091.5018.0505



INDICATIVE LOCATION OF PROPOSED
RISING MAIN, EXACT LOCATION TBC AT
DETAILED DESIGN STAGE. FOLLOWING
COORDINATION WITH EXISTING UTILITIES

PROPOSED BOX CULVERT
SEE INSET 1 FOR DETAIL

TYPE 3 FOUL WATER PUMP
WITH 15m ODOUR OFFSET

PROPOSED BASIN
MANHOLE REF: 'S35'
WATER VOLUME: 1140m³
TOP LEVEL: 37.8m
BASE LEVEL: 35.8m
SIDE SLOPES: 1:3
TWL: 3.3%AEP +40%cc: 37.281m (519mm FREEBOARD)
TWL: 1%AEP +45%cc: 37.645m (157mm FREEBOARD)
TOTAL CATCHMENT AREA BEING TAKEN: 14202m²

BASIN EARTHWORKS 1:3
TO TIE INTO EXISTING

HYDROBRAKE S36 (SHE-0114-7510-1967-7510)
DISCHARGE RATE: 7.51l/s

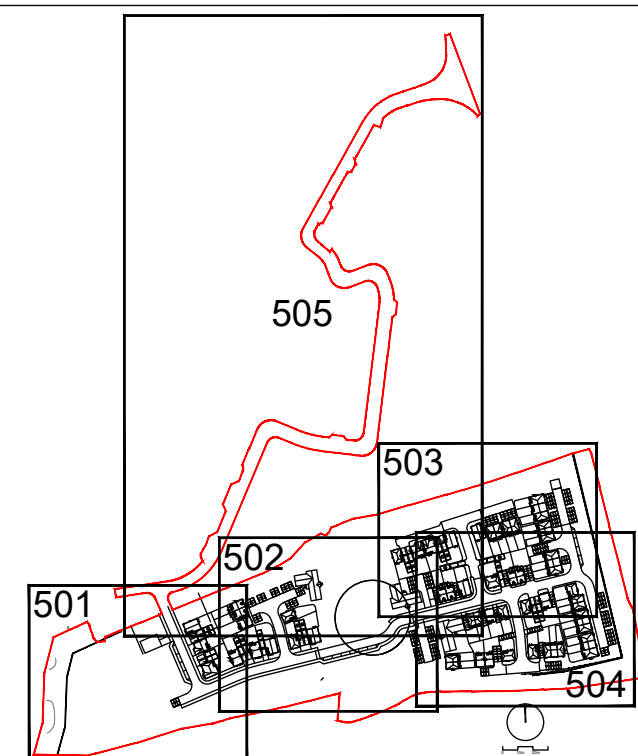
HEADWALL TO DISCHARGE INTO SWALE WITH
EROSION CONTROL MATTING TO MINIMISE IMPACT
OF WATER FLOW ON ANCIENT WOODLAND

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 - ARCHITECTS LAYOUT: 02.40(01)20 - Received 19.03.2025
 - TOPOGRAPHICAL SURVEY: IR.MHCampsfield.21_01 - Received 15.05.2023
 - LANDSCAPE LAYOUT: D3270_FAB-00-XX-RP-L-0002_P04 - Received 25.11.2024
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- SURFACE WATER NETWORK
- FOUL WATER NETWORK
- FOUL RISING MAIN
- TREE ROOT PROTECTION AREA
- ANCIENT WOODLAND OFFSET
- PROPOSED BASIN
- EXISTING MEDIUM RISK PLUVIAL FLOODING
- TYPE C PERMEABLE PAVING
- HYDROBRAKE
- HEADWALL
- PROPOSED ROAD
- EXISTING GROUND
- PROPOSED BOX CULVERT



KEY PLAN 1:500

1:200

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

| Rev | Description | Date | By | App'd |
|-----|---|------------|-----|-------|
| P05 | UPDATED TO SUIT CLIENT COMMENT | 01.07.2025 | OT | MW |
| P04 | CULVERT SECTION ADDED TO ADDRESS ULFA OBJECTION | 26.06.2025 | OT | COH |
| P03 | ADDITIONAL INFO ADDED TO ADDRESS ULFA OBJECTION | 18.06.2025 | OT | DP |
| P02 | UPDATED IN LINE WITH LATEST FLOOD MAPPING | 28.03.2025 | OT | COH |
| P01 | FIRST ISSUE | 19.12.2024 | LEC | NOH |



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Client



Project Name

CAMPFIELD, SOUTHWATER

Title

PROPOSED DRAINAGE STRATEGY
SHEET 1

Project Phase

PRELIMINARY

| Date Created | Drawn By | Approved By | Suitability Code |
|--------------|----------|-------------|------------------|
| 10.12.2024 | OT | NOH | - |

| PBA Project Number | Scale | (AT A1) |
|--------------------|-------|---------|
| 091.5018 | 1:200 | |

| PBA Drawing No: | Revision |
|-----------------|----------|
| 091.5018.0501 | P05 |