

Our Reference: 145.5008/20102025/FRA



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Dear Duncan

DC/25/1269: Land North of Guildford Road Bucks Green Rudgwick West Sussex

Thank you for your consultation, we have provided the following information to assist in overcoming your objections.

Objection A:

"At this outline stage, the applicant could provide an addendum to the drainage strategy that clearly details how a future revision of their drainage strategy will align with each of the new SuDS standards. As this application is still at outline stage, and the amended detailed SuDS design (and proposed layout) could then be approved at the reserved matters stage."

Response A

For future revisions of the drainage strategy, the design will be developed to ensure full alignment with the new UK National Standards for Sustainable Drainage Systems (SuDS). The updated strategy will aim to manage surface water runoff as close to its source as possible and integrate multiple SuDS features that deliver both hydraulic and environmental benefits.

Along with the already designed detention basins which addresses Standard 2 (Rainwater Management) and Standard 4 (Water Quality), the revised design will explore the following potential key measures:

Permeable Paving:

Private driveways and parking areas could incorporate a permeable paving system. This approach will contribute to achieving Standard 2 and 4 by reducing runoff rates and volumes and promoting natural infiltration prior to entering the network.

Rainwater Harvesting Systems:

A rainwater harvesting system compliant with BS EN 16941 could be considered for dwellings to capture roof runoff for non-potable use. This complies with Standard 1 (Runoff Destinations) priority 1 of the hierarchy.

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Rain Gardens and Bioretention Areas:

Where the possible, rain gardens or bioretention features could be incorporated within landscaped areas and along access routes to intercept, store, and treat runoff from roofs and paved surfaces. These features will improve water quality, enhance amenity value, and provide biodiversity benefits — directly addressing Standards 2, 3 and 4.

The detailed SuDS design, incorporating these measures, will be explored and considered at the Reserved Matters stage, where a final layout will be available. At that point, the drainage strategy will be refined and supported by hydraulic calculations demonstrating compliance with all applicable SuDS National Standards and local planning guidance.

Objection B:

“The results of appropriate ground investigations should be submitted to support the SuDS scheme design. (These could be submitted at the reserved matters stage). “

Response B

Winter Groundwater monitoring will be undertaken between November and March. This report will be submitted as part of the reserved matters pack.

Objection C

“An exceedance flow path plan needs to be submitted which includes consideration of diffuse run-off from the large expanse of up-gradient open land to the north of the red line boundary. (We suspect that run-off generated by the land up-gradient of the proposed development may need some form of positive management/control). “

Response C

An exceedance flow path plan has been prepared to demonstrate how potential overland flows from the up-gradient land to the north of the development will be safely managed. However, there is no evidence to suggest that significant or extreme overland flows are generated from the northern land parcel. Consequently, we do not consider that dedicated positive management or control measures for this potential off-site runoff are required.

However, to provide additional resilience, the below are mitigations proposed to further manage any potential runoff from the north:

- All roads along the northern boundary should be set above the existing ground levels, providing a clear barrier against any overland flow entering the site.
- All dwellings will have finished floor levels at least 150 mm above the proposed external ground level, offering further protection against exceedance events.
- A landscaped buffer strip is proposed along the northern boundary which will assist with the interception and diffusing of any minor runoff that may occur from the adjacent land.

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These combined measures ensure that any potential surface water runoff originating up-gradient of the site will be directed away from the built development and conveyed safely into the on-site green space, without posing a flood risk to properties.

Please refer to Drawing 145.5008.0510, which illustrates the proposed exceedance flow routes.

Yours faithfully,

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