

Our Reference: 145.5008/130226/FRA



13th of February 2026

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For attention of Sam Whitehouse

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

Following the earlier correspondence from West Sussex dated 17/12/2025 and 04/11/2025, which outlined the recommended conditions, this letter is provided to offer assurance to the Local Planning Authority that the submitted drainage design already accepted by the Lead Local Flood Authority remains appropriate to support the most recently amended site layout.

The scheme layout has been revised to accommodate a wider hedgerow. This increased buffer width does not affect the core drainage design principles. A preliminary review of the updated impermeable areas indicates a reduction of approximately 480 m², confirming that the proposed impermeable area has decreased. The updated layout drawing is included in **Appendix A**.

The reduction in impermeable area directly decreases the volume of runoff requiring attenuation, meaning the proposed drainage system now needs less storage to manage peak storm events. This reduction in required storage capacity provides additional resilience within the system and further reduces the risk of exceedance flows being passed onto the wider network. Given this reduction and the robustness of the original design, we believe the drainage proposals do not require amendment.

Following these changes, the bund along the northern boundary has been repositioned. Its function is to intercept and retain surface water runoff within the site. Environment Agency mapping identifies a low risk of surface water flooding in this area, likely due to ponding in a localised low point. The bund, together with the new hedgerow, will provide compensatory storage and enhance the site's resilience to current and future surface water flood risk.

Yours faithfully,


Samuel Flesher
Assistant Civil Engineer
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Appendix A



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| Rev | Description | Date | Au | Ch |
|-----|--|----------|-------|------|
| P1 | Preliminary Issue | 20.01.26 | PR/- | -/- |
| P2 | Widened buffer planting and space between houses | 22.01.26 | PR/- | -/- |
| P3 | Amendment to the Layout | 03.02.26 | DS/- | PR/- |
| P4 | Amendment to the Layout | 06.02.26 | AJO/- | PR |

| | | | |
|-------------|--------------------|---------|----------|
| Project | Land at Rudgwick | | |
| Drawing | Sketch Layout - 04 | | |
| Client | Welbeck Land | Date | 03.02.26 |
| Job no. | WELB190309 | Rev. | P4 |
| Dwg no. | SKL-04 | Checked | AB/- |
| Author | PR/- | Scale | 1:500@A1 |
| Status | PRELIMINARY | Office | Romsey |
| Client ref. | - | | |



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