

01<sup>st</sup> July 2025

Flood Risk Management Team  
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Dear whom this may concern,

**Response to LLFA objection letter dated 06 May 2025**

Thank you for your comments dated 6<sup>th</sup> 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 12<sup>th</sup> 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

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**Lead Local Flood Authority**

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

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.

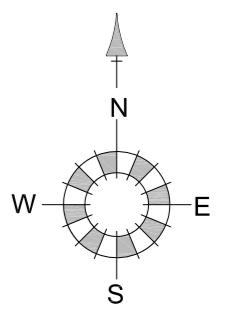
Yours sincerely

**Flood Risk Management Team**

Document references considered:

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

## Appendix B



0 25m 50m



REV: A	DATE: 04.11.14	REVISIONS: Redline updated	REV: B	DATE: 06.11.14	REVISIONS: Redline updated	REV: C	DATE: 13.11.14	REVISIONS: Redline updated	REV: D	DATE: 14.11.14	REVISIONS: Redline updated	REV: E	DATE: 20.11.14	REVISIONS: Redline updated
CLIENT: Wates Developments				PROJECT: Mill Straight, Southwater				SCALE: 1:1000 (A1 ORIGINAL)				DRAWING: Existing Site Survey		
DRAWN: PL				DATE: 15.09.14				14050		S102		E		
<p>© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.</p>														

## Appendix C

