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Sent: 24 September 2026 09:51

Subject: DC/26/0640 Cedar Cottage Sandygate Lane RH13 6LR

Response to Lead Local Flood Authority letter dt 11th September 2026

Dear Alice,

As a resident of Sandygate Lane, with a direct risk of flooding should any of the proposed anti-flood arrangements fail to materialise, I would like to respond to the recent response letter from LLFA

1. Industry standards and design codes (such as the SuDS Manual) require drainage systems to use natural gravity fall whenever site topography allows.
Pump extraction are only used on an as needed basis for specific site constraints. Engineers try to avoid them because they introduce energy costs, maintenance requirements, and risks of mechanical failure.

The Cedar Cottage site has proposed two large SuDS tanks with exit points pointing towards residential buildings. One of those buildings, due to the fall away of the land, sits below the proposed exit point of the tank to the west of the site. Lack of gravity fall requires two additional pumps to be placed beside the SuDS tanks.

In addition to the emergency storage for pump failure referenced in LLFA letter 11th September, there is also a requirement for a SuDS maintenance agreement including pump emergency call out due to failure, storm damage or power cut. My concern is that while the pump water pressure outflow requirements have been addressed, the provision and costing for specialist pump maintenance in addition to general SuDS maintenance agreement will not be addressed until building has been completed (LLFA conditions point 2) and the SuDS operational. In a small development of this kind, where the additional SuDS costs will eat into any profit margins it seems inconsiderable to me that this major flood risk to surrounding land and the ability of the builder or purchasers to cover the heavy cost of maintenance will not been addressed until post build. I hope I am misreading this point. I am left asking what happens if the building company goes into liquidation post SuDS build, will the local authority pick up the cost of ongoing SuDS and pump maintenance? Without witness of a SuDS maintenance agreement pre authorised build how will the Affordable Housing Registered Providers calculate the affordable Housing cost?

Due to the proximity of residential buildings to the SuDS exit pipes it would be good to know if the 'adequate emergency storage' arrangements (LLFA comments point 1) includes heavy storm rainfall and four day power outages previously experienced.

The pumps, manually activate during periods of high water levels, will be required to move the excess water from the SuDS tank to a designated Southern Water inlet at Trinity Fields. I feel the need as a resident of Sandygate Lane to point out that gravity drainage located outside Cedar Cottage falls west rather than east, I therefore hope that any pump arrangement are suitably designed to ensure that any water extracted from the SuDS tank heads east outside Cedar Cottage rather than west where the road floods during heavy rain.

2. Is a general comment, based on the above, on the impact of all these additional flood measures required for what in general terms, due to the poor drainage and topography, would be considered an economically unsuitable site.

So my last concern is regarding the knock on costs of all these additional measures including SuDS tanks, sewage pumps and SuDS pumps to the planned affordable housing costs including their annual maintenance fees. Having not yet seen the name of the Affordable Housing Registered Provider I would hope that the LLFA, as experts in SuDS controls, will assist the elected RP, once named, in calculating these costs. I mention this point as I noted that the new development at The Gallops increased their affordable house cost after building had commenced. With all these points to consider I was left questioning at what point in the design stage is affordable housing considered no longer affordable?

Yours sincerely

[Redacted Signature]

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