

Our Ref: 8015/LRW

Date 10th December 2025

Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
East Sussex
PO19 1RH

For the attention of: Eleanor Read

By Email

Dear Eleanor

Re: AWD/1006/25- Ashcroft, 100 Kingston Lane, Shoreham by sea, West Sussex

Thank you for your letter of the 26th November 2025 outlining your removal of your objection to the surface water drainage strategy submitted for this development. In response to clearance of condition 1 Noted in your letter (Condition 8 of approval AWD/10006/25 Granted 5th December 2025) we respond to below;

Condition 1:

Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk & Drainage Strategy Report by Walker Associates, 18.11.2025, Date Rev B. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

- 1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where winter groundwater levels show a 1m unsaturated zone from the base of infiltration allows.*
- 2. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.*
- 3. Detailed drainage layout plan, which corresponds with the hydraulic calculations.*

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4. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
5. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
6. Construction method statement for the surface water drainage system.
7. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere.

Response

1. A copy of the latest infiltration testing has been included within Appendix 6 of the attached drainage report, which was submitted with the application. Winter ground water monitoring was undertaken at the time of the application and addressed in our previous response dated 22nd September 2025. No ground water was encountered in any of the boreholes down to a depth of 3.45m (see extract below). Deeper boreholes were undertaken and did not encounter any groundwater down to a depth of 7.9m below ground level.

Depth of Groundwater Standing Groundwater Within Borehole and Standpipe			
Trial Hole	Date	Depth of Groundwater (m bgl)	Depth of Borehole/Standpipe (m bgl)
WS1	14/12/2021	Dry	3.45
	21/12/2021	Dry	3.45
	05/01/2022	Dry	3.45
	13/01/2022	Dry	3.45
	27/01/2022	Dry	3.45
	08/02/2022	Dry	3.45
	23/02/2022	Dry	3.45
	10/03/2022	Dry	3.45
	15/03/2022	3.16m	3.45
	21/03/2022	Dry	3.45
WS3	14/12/2021	Dry	2.84
	21/12/2021	Dry	2.84
	05/01/2022	Dry	2.84
	13/01/2022	Dry	2.86
	27/01/2022	Dry	2.86
	08/02/2022	Dry	2.85
	23/02/2022	Dry	2.85
	10/03/2022	Dry	2.85
	15/03/2022	Dry	2.85
	21/03/2022	Dry	2.85

2. Hydraulic calculations are included within Appendix 3 of the attached drainage report based on the latest test results noted in point 1 above. These were submitted with the application and provide the results of the critical storm simulations for the 3.33% and 1%+CC annual flood events. Drawing number '1265-MPA-XX-XX-DR-C-2512_501 C1 - Private Drainage Construction Details' enclosed with this letter, details the construction details of the soakage chambers.
3. A detailed drainage plan (Drawing number 1265-MPA-XX-XX-DR-C-2512_500 C2) to accord with the calculations is included within Appendix 1 of the attached drainage report.
4. The drainage plan (Drawing number 1265-MPA-XX-XX-DR-C-2512_500 C2) within Appendix 1 of the attached drainage report indicates proposed finished and existing levels and also potential exceedance flow routes. The modelling confirms that there is adequate storage to accommodate the 1 in 100year+45% climate change event. The modelling identifies a very small amount of network flooding (0.0203m³ at node 12) not related to storage volumes for the 100 year event. This will discharge onto the adjacent landscape areas and any further exceedance flooding above the 100 year event would be channelled to the permeable parking areas to the south as indicated on the drainage drawing 1265-MPA-XX-XX-DR-C-2512_500 C2.
5. The attached drainage report outlines how water quality is addressed within section 8 with maintenance requirements set out in section 7. The layout and amenity space has been addressed through the planning stage to meet the needs of the future occupants of the development and to minimise the impact on trees. The development comprises a central courtyard garden, naturalistic planted trails and parking areas to the north and southeast. Each of these areas maximises green infrastructure and sustainable drainage with parking areas featuring open gauge paving with seeded joints and permeable construction to create water storage and light filtration of road run-off. To the site's edges, permeable paving is flanked by planting areas, which act as natural attenuation of rainwater. Filter drains at the base of tree pits will include attenuating gravel bases that slow discharge into the ground. Similarly, the resident's courtyard is subdivided by planting areas that help to positively drain adjacent impermeable surfacing. Atop the building, biodiverse green roofs provide storage for rainwater and create habitat opportunities for local fauna. The biodiversity and ecological considerations required under the 'General Requirements' of the GUIDANCE (6.3–6.8) were addressed through the project's ecological submission, as documented in the Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment (Beamsley Ecology, July 2025). A copy which has been included with this covering letter That assessment identified the site's ecological baseline, comprising modified grassland, ruderal vegetation, vegetated garden areas and boundary trees, and confirmed minimal risk to statutory and non-statutory designations, protected species and ecological networks. The site is not considered ecologically complex, and the level of ecological assessment undertaken, together with the integration of ecology and drainage considerations, is proportionate to the scale and sensitivity of the site. The proposed green roof contributes significantly the BNG solution to achieve 10%, and no further SUDs features are considered necessary from an ecological perspective.
6. A construction method statement is attached with this letter which outlines the method statements for the installation of the surface water drainage system.

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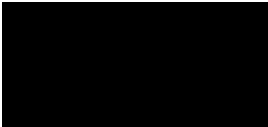


7. Future maintenance schedules for the SuDs features on the site are outlined in Section 7 of the attached drainage report.

We trust that this meets with your requirements and that you can now recommend clearance of this condition. If you have any further queries please do not hesitate to contact us.

Yours sincerely

for **walkerassociates** CONSULTING LIMITED



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Enc.