

Andrew Horrell

From: SDA -Engineers Simon Dent [REDACTED]
Sent: 09 March 2026 09:50
To: Andrew Horrell
Cc: drainage; [REDACTED]
Subject: 25065 - DM/25/2315 - The Lodge, 10 Highfields, Brighton Road, Warninglid
Attachments: 09_12_fact_sheet_suds_close_to_buildings.pdf; 25065_Drainage details 200_P1.pdf; 25065_Prop drainage 100_P2.pdf; 25065_SDA_Infiltration Testing Summary_260309_v2.pdf

Hi Andrew,

Below is our **red bold** response to the matters raised by the drainage team and in addition we have attached the revised infiltration report and updated design drawing for your approval:-

It is proposed for surface water to be discharged via a soakaway. It is proposed for foul water to be discharged by a sewage treatment plant and drainage field. **Correct**

All surface water and foul water infiltration features must be designed using the lowest recorded infiltration rate obtained at the location where the feature is proposed. **The national SuDS standard makes no request for the lowest to be used. We have complied with BRE 365 which requests the average for all tests be used.**

Calculations demonstrating how the drainage field has been sized should be provided. **All the calculations were provided to the planning authority but are attached updated in the new infiltration report for your information including comment on the factor of safety and the new soakaway sizing to incorporate the 10% urban creep.**

No urban creep allowance has been applied. **The appropriate 10% Urban Creep has now been applied to the soakaway calculation as National SuDS standard clause 3.33. This slightly increases the storage required but can still be retained in the crate size originally shown.**

Appropriate offsets for the proposed soakaway from all required buildings and for the drainage field from the site boundary. **The soakaway is indicated more than 5m from the building. There is no known chalk dissolution features nearby and the distance is appropriate for the ground conditions. Furthermore, the soakaway is shallow (0.5m depth) and CIRIA fact sheet 09-12 indicates shallow SUDS features can be closer to buildings than the traditional 5m distance would indicate, should it be necessary. The fact sheet is attached for your information.**

Evidence should be supplied that the appropriate factor of safety has been utilised. **Table S3.1 of the National SuDS Standards indicates that a factor of safety of 1.5 is appropriate which has been used for this project.**

I trust this helps in providing discharge of the relevant drainage condition.

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for