

13077 – Land at Scamps Hill, Lindfield

Technical Note 02: Response to LLFA Comments

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1 Introduction

- 1.1** Brookbanks Consulting Limited have been commissioned by Crest Nicholson South to provide Civil Engineering technical support for their Reserved Matters Application for Land Scamps Hill, Lindfield, which is hereafter referred to as 'the Site'.
- 1.2** The reserved matters application is made pursuant to an outline permission that was granted via appeal on 2nd May 2025 decision (Appeal Ref. APP/D3830/W/24/3350075, Mid Sussex Reference: DM/24/0446).
- 1.3** It is proposed to construct 87 residential dwellings, associated access, open spaces and infrastructure.
- 1.4** This Technical Note has been prepared to provide context to the design, in relation to comments raised by the Lead Local Flood Authority (LLFA), dated 6th August 2026.

2 Comment and Responses

Comment 1

The layout currently relies on a piped network and a deep basin (2.23m, with water level of 2.181m). This does not follow the SuDS Approach mentioned in the National standards for sustainable drainage systems (SuDS) - GOV.UK. The application shall use source control SuDS features such as permeable paving, bioretention areas and swales.

Response

The scheme has been designed to suit the principles set out and approved within the Outline Planning permission, and detailed within the approved Flood Risk Assessment (FRA). The layout, aligns with the approved Illustrative Framework Plan 9432-L-02 Rev V which set out the broad parameters of the development under Condition 4. Condition 4 requires detailed design to have regard to and broadly accord with this plan. The Outline Permission for this scheme was granted on 2nd May 2025, prior to the National Standards for Sustainable Drainage coming into force on 30th July 2025. The request to now accord with the National Standards for Sustainable Drainage (NSSD), could not be accommodated within the approved layout, or with minor changes.

Providing control at source and interception drainage in accordance with the NSSD would likely require the introduction of additional swales, bioretention areas, and rain gardens. The available space for these, at appropriate locations, is unfortunately minimal. Garden frontages are restricted by road widths and footways, which are in-turn restricted by the number of existing trees which are to be retained.

The retained open space to the east is also unsuitable for use, due to the steep falls away from site, any sustainable drainage features located here would be unable to meet the discharge level at the outfall basin, as previously approved within the Outline permission.

The proposed strategy accords with the principles of the Outline strategy namely:

- Discharge rate restricted to QBAR to prevent flooding of receiving watercourse
- Treatment provided inline with CIRIA guidance as outlined within the Brookbanks Drainage Technical Note.
- Sustainable drainage features introduced where possible in order to provide additional interception and treatment

Notwithstanding the above, the drainage strategy has been reviewed and additional sustainable drainage measures introduced within the limited, suitable spaces, where they are likely to have the most impact.

A swale has been introduced to the northeast corner, and three areas of permeable paving are now proposed, within areas expected to be maintained by a private management company. It is not suggested to provide additional storage within private curtilages, due to the issues caused by lack of maintenance by residential property owners.

Comment 2

As West Sussex is a seriously water stressed area, we expect rainwater harvesting to be a core part of Sustainable Drainage Strategies. Any omission of rainwater harvesting shall be strongly justified. It is acknowledged that this is likely to be in conjunction with a lesser priority final destination.

Response

It is proposed to introduce water butts within the gardens to capture roof runoff and provide rainwater harvesting. This will be designed as part of the detailed design process.

Comment 3

It is unclear how Standard 2 (Interception) of the National Standards for SuDS is met. Use of source control SuDS features is recommended. If rainwater harvesting is utilised and compliant with the relevant British Standard, the application will be compliant with Standard 2. Water companies may provide Environmental Incentives for use of SuDS and Rainwater Harvesting.

Response

As noted in the Response to Comment 1, the Standard 2 (Interception) guidance came into force after this scheme was granted planning approval and they are deemed as non-statutory. As stated in the response to Comment 1, we have provided additional areas of permeable paving and a roadside swale above that shown within the approved Flood Risk Assessment.

The approved Flood Risk Assessment states in Section 5.2 that infiltration is not possible due to an upper layer of very sandy clay. This site constraint, along with the approved Framework Plan, provides justification for a relaxation of the required interception storage. We have provided the following interception within the SuDS System:

SuDS Feature	Total Area	Equivalent area of Interception
Basin 1	Base Area = 187m ²	935m ²
Permeable Paving	Total Area = 420m ²	420m ²
Roadside Swale	Base Area = 36m ²	180m ²
	Total	1,535m²

Table 1 - SuDS Interception Provision

Additional interception cannot be provided without materially altering the consented drainage strategy or approved Framework Plan.

Comment 4

For the hydraulic calculations, we require the following:

- FEH2022 rainfall
- Cv value 1 for both summer and winter storms
- Calculations for 30 year plus climate change event
- Evidence that the 2-year event has no surcharging.

Response

Refer to attached updated Drainage Modelling Calculations reflecting the change to FEH Rainfall Data, CV Value and the 30 year plus climate change event. Please note, the surcharging shown in the 2 year storm is all within the basin, where the storage level exceeds the depth of the incoming / outgoing pipes only.

Comment 5

In the drawings, the following are required/need amending:

- *The outfall and part of the piped network are both outside the red line boundary. While we note the comment about land ownership in the drainage technical note, we require evidence that any necessary easements are in place for the lifetime of the development. This is to ensure that the outfall and other parts of the network that are outside the red line boundary are suitably maintained.*
- *In the catchment plan, the catchments are not drawn on. This means we are unable to cross reference with the drainage layout.*
- *We require an impermeable area plan, which corresponds with the drainage layout. This may be useful when addressing Standard 2 (Interception).*
- *The pipes need to be labelled.*
- *The flow control invert level does not match the calculations. In addition, the flow rate is covered by the red line.*

Response

- The land through which the outfall is routed is owned by Crest Nicholson, see attached land title demonstrating this. Crest Nicholson will grant the adopting authority an easement to access this outfall in perpetuity.
- The catchments are shown as coloured hatches, please refer to attached drawing for clarity.
- Refer to attached Catchment Plan.
- Updated Drainage Layout attached, with pipe labels included.
- Flow Control Invert updated to suit.

Comment 6

For the maintenance section, we require a drawing showing maintenance responsibilities, which can then be shared with those responsible for maintaining the surface water drainage system.

Response

Refer to attached Maintenance Plan showing responsibilities for each element of the drainage system.

Comment 7

Cross sections for the drainage system are required. Please note that these shall consider the high groundwater levels.

Response

Refer to attached Drainage Basin Cross Section.

3 Conclusion

- 3.1** Drainage is proposed to follow the principles set out on the approved Flood Risk Assessment and Drainage Statement, prepared by LRCE in 2024.
- 3.2** Adequate treatment to runoff is provided, in accordance with CIRIA The SuDS Manual guidance, through the landscaped attenuation basin, as outlined within the Drainage Strategy Technical Note.
- 3.3** The strategy has been updated to incorporate additional sustainable drainage features, however the areas suitable for this are restricted due to the layout previously approved, and the existing site constraints.

4 Disclaimer

- 4.1** The conclusions and recommendations contained herein are limited to those given the general availability of background information for the Site.
- 4.2** Third-party information has been used in the preparation of this report, which Brookbanks, by necessity assumes is correct at the time of writing. While all reasonable checks have been made on data sources and the accuracy of data, Brookbanks accepts no liability for the same.
- 4.3** The benefits of this report are provided solely to Crest Nicholson Operations Ltd for the proposed development 'Land at Scamps Hill, Lindfield' (referred to as 'the Site') only.
- 4.4** Brookbanks excludes third-party rights for the information contained in this report.