West barn technical note – 19.11.2025

Following the response from the West Sussex County Council Lead Local Flood authority (LLFA) officer on 119.11.2025. We conclude our drainage strategy in the form of a technical note as requested.

'We require a technical note explaining the proposals and how they align with current planning policy and guidance, with respect to updated National Standards for SuDS July 2025'. LLFA Officer, 19.22.2025.

The surface water drainage strategy for the development at West Barn, Norton, has been concluded following site investigation works at the site. It was determined following BRE 365 soakage testing that infiltration to ground via soakaways is a viable option to manage surface water runoff from the development site.

Disposal of surface water runoff via Infiltrating to ground, follows the latest *national standards for SuDs surface water runoff hierarchy* whereby infiltration to ground is now priority no. 2. Prior to July 2025 infiltration to ground was priority no.1.

The new national standards for SuDs sets out priority no.1 as rainwater harvesting for non-potable water.

When following the guidance in the national standards for SuDs it has been determined the site is not.

- categorised as being in an area where water reuse is essential or required.
- Landscape irrigation is not required.
- No demand in the local area for non-potable water.

Therefore, using the national standards for SuDs as technical guidance, rain water harvesting has net been considered.

The surface water drainage strategy has been designed to store runoff within the permeable parking bays providing a level of treatment prior to connecting into a filter manhole and discharging into the ground via a crate soakaway.

The system has been designed to store all storms up to and including the 1:100yr+45% climate change storm event. The hydraulic model shows no flooding occurrence during this event.

Please refer to update FRA, Drainage Layout plans and Hydraulic calculations that can re read in conjunction with this technical note.