

Designer's Response Condition 3

Project	Lower Farm
Project Number	23995

Comments Received from West Sussex County Council

Date Comments Received 28 November 2025

Date of Response 4 December 2025

Comment / Query		Designer's response
1	Detailed Design at 'For Construction' Status All drawings and associated documents should be clearly versioned and prepared to a standard suitable for Tender and Construction. This includes: • Comprehensive cross-sections of all key SuDS features. • Consistency with approved layout plans and compliance with the drainage hierarchy.	For Construction Drawings are not issued until Approval / Discharge of Planning Conditions is received. All drawings are marked For Approval as that is their current status. It appears that West Sussex as LLFA have not reviewed the full pack of submitted drawings. The West Sussex letter dated 27 November 2025 only lists the following as having been reviewed,: • CEMP • Drainage layout dwg 503 • Drainage Maintenance Manual • Drainage Statement • Surface Water Management Earthworks. The cover email with this response includes a link to the full pack of submitted Drainage Drawings which detail the comprehensive pack of drawings including the cross sections of all SuDS features requested by WSCC.

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2	Discharge off-site must not be increased The combined discharge must not exceed QBar, therefore the proposed increased discharges for systems 4 & 5 to manage blockages must either be reduced to QBar or off-set by a reduction to one of the other systems draining to the same watercourse.	Noted, Drainage Statement v1.1, Section 4 has been adjusted to reduce the discharge from Surface Water System 6 from 134l/s to 131 l/s to ensure the total site discharge does not exceed Qbar. Drawings 224, 231, 251 and 526 have been adjusted accordingly to reflect the required minor change to the reservoir design, copies are enclosed in the link in the covering email.

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3 Compliance with National Standards for SuDS (2025) The submission must demonstrate how the proposed scheme aligns with the updated National Standards for Sustainable Drainage Systems (SuDS), published by DEFRA in July 2025. These standards require: • Robust water quality treatment measures. • Integration of amenity and biodiversity benefits within the design. • Evidence of long-term resilience and adaptability to climate change.	Water Quality The Drainage Statement details the proposed water quality treatment for each system in section 4.10 of that report. Each system provides suitable treatment to meet the required pollution hazard level as set out in Ciria C753 the SuDS Manual. Amenity and Biodiversity The scheme incorporates the drainage design into the access tracks and car park areas to provide access and parking amenity and s to maximise multi functionality of the SuDS elements. The scheme also collects all rainwater from the roofs of the glasshouses for use in crop irrigation inside the glasshouses to meet water security for the site and provide an essential irrigation resource for the site in the immediate and long term. Biodiversity requirements for the site are met as set out in the Biodiversity Net Gain Report submitted with the planning application. The drainage scheme incorporates a reservoir and a drainage basin to encourage additional biodiversity benefits within the system. Long Term Resilience and Adaptability to Climate Change The development proposes a drainage design that includes storage and attenuation for every rainfall event up to and including the 100 year plus climate change volume. Surface water from all roofs will be collected and stored for use in crop irrigation within the greenhouses. The proposed reservoir will provide an additional storage volume of 100,000m³ in excess of the 100 year plus climate change storm volume to provide long term resilience against drought and water security for the crops grown on site.