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County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Nicola Pettifer
Development Control
Albery House
Springfield Road
Horsham
RH12 2GB

Date 30th September 2025

Dear Nicola,

RE: DC/25/1658 and DISC/25/0319– Woodfords, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BQ

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

As the Reserved Matters and Discharge of Condition applications both have the same Drainage Technical Note we have combined the responses, rather than providing a different letter for each. Please note we have not covered foul drainage as this is not within our remit.

DC/25/1658: This is a Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.

DISC/25/0319: This is an application to discharge condition 6 of approved application DC/21/2180. The condition is worded as follows: *No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

We object and require additional information regarding:

1. There are several instances where the calculation labels/numbering does not match the drainage layout.
2. Additional area 5 has been used. This is normally where 10% urban creep is added to calculations.
3. Appendix A doesn't match the site layout being used in the drainage strategy layout. The layouts need to match, to ensure there are no issues later.

4. 3m easements from the basins and watercourses need to be on drawings. This is for maintenance purposes.
5. We'd suggest rainwater harvesting needs to be considered in more detail for this site, as West Sussex is water stressed.
6. It appears that the impermeable area stated in the report does not match the calculations (doesn't match with or without urban creep allowance).
7. An exceedance plan needs to be provided.
8. As discussed in pre-app, we asked for construction drawings of the outfall, to determine whether OWC for the headwall is required.

Ordinary watercourse consent will be required for the proposed ditch diversion and culverting for access purposes. Further details can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#). As the ditch diversion consenting could require layout alterations, we'd strongly suggest beginning the consenting process earlier than usual for this site.

It is noted there are several RPAs. We'll leave the HDC Arb to lead on this but we can support from the drainage perspective if needed.

We will review this objection when the issues highlighted above are adequately addressed and we are formally reconsulted.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Drainage Technical Note by Ardent, October 2025