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Lead Local Flood Authority

Amanda Wilkes
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 07th August 2025

Dear Amanda,

RE: DC/25/0362 Menzies Wood Farm Okehurst Lane Billingshurst RH14 9HR

Thank you for your reconsultation of the above application, received on 29 July 2025. We have reviewed the submitted CCTV survey and wish to make the following comments.

We have **no objection subject to conditions being attached to any consent** if this application is approved. We suggest the following conditions, given that the survey has highlighted concerns regarding the existing network and the requirements under the National standards for sustainable drainage systems (updated 30 July 2025).

Condition 1

Prior to the commencement of development, an updated CCTV report should be provided to the Local Planning Authority that demonstrates the system has no significant faults and is clear of siltation and debris. No faults that could increase flood risk on site or elsewhere should be reported.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Local Policy 38.

Condition 2

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38.

Condition 3

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water system is fit for use in accordance with condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38.

Yours sincerely

Flood Risk Management Team

Annex

The following document(s) have been reviewed, which have been submitted to support the application;

- Eyes On Drainage Ltd survey dated 08/07/2024