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Lead Local Flood Authority

Giles Holbrook
Development Control
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date 1st May 2025

Dear Giles,

RE: DC/25/0523 - Land North of East Street Rusper West Sussex

Thank you for your consultation of the above application, received on 10 April 2025. We have reviewed the submitted documentation and wish to make the following comments.

This is a full planning application for the erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.

At present we **object** to this planning application as we have insufficient information to demonstrate the application is in accordance with NPPF, PPG Flood Risk and Coastal Change and Policy 38 in Horsham District Planning Framework.

Please can the Applicant provide the following:

- 1) We require further information regarding the onward connections of the watercourse and drainage networks. Please can the Applicant confirm what the drainage crossing the site serves, in order for us to determine how this should be managed on site.
- 2) In addition to the above we require further details of the watercourse intended to be utilised for the site's surface water discharge. Please can we be provided with a plan showing how it connects to the wider system locally, including the proposed connection location and outfall design. We will require the surcharged outfall to ditch calculations to demonstrate the impact a surcharged outfall would have on the required levels of storage needed on site. It should be noted that permission to cross and discharge on third party land will be required.
- 3) With reference to ensuring safe access and egress from the site, we would ask that the FRA is updated using the latest Environment Agency Flood Map for

Planning (updated March 2025). The Horsham SFRA advises that the 1:1000 event can be utilised in lieu of 1:100 plus climate change data being available. Please provide details as to how any flood risk to the site entrance will be mitigated.

- 4) Page 3 of Appendix K (MicroDrainage modelling outputs) states a winter CV value of 0.84, please amend to 1 as has been correctly used elsewhere in the calculations.
- 5) It is noted that the Applicant intends to tank their permeable paving attenuation storage. Unless groundwater ingress is a concern, we would recommend that this is left unlined in order to allow any infiltration benefit that may be possible. We acknowledge this will not be significant due to the soil profile and underlying geology on site, however it still may provide an opportunity to reduce discharge offsite.

Upon receipt of the above we will be able to review the application in full and comment further.

Yours sincerely,

Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- Flood Risk Assessment and Drainage Strategy dated 12/02/2025 Final B Phil Allen MCIWEM C.WEM