

Ground Floor  
Northleigh  
County Hall  
Chichester  
West Sussex  
PO19 1RH



**Lead Local Flood Authority**

Matthew Porter  
Development Control  
Albery House  
Springfield Road  
Horsham  
RH12 2GB

Date 2<sup>nd</sup> July 2025

Dear Matthew,

**RE: DC/25/0894 – Land to the south of Broadbridge Way, Broadbridge Heath, West Sussex**

Thank you for your consultation on the above site, received on 17<sup>th</sup> June 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for the erection of 89no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergent Way, provision of public open space, landscaping and drainage solutions.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) & Drainage Strategy relating to:

- It appears that a ditch shown in the topographical survey is being infilled on the right hand side of the site.
- It is unclear who will be maintaining the watercourse in the middle of the site
- The calculations do not match the drainage strategy. Please ensure they do, and that the National standards for SuDS are being followed as we are required to follow national guidance.

We'd like to remind the applicant that the Policy for the Management of Surface Water does not exist any more as it has been superseded by other national policy and guidance, such as the updated National standards for SuDS and the PPG.

If there are any further layout changes, we'd encourage the use of source control SuDS instead of traditional piped, underground systems, particularly given the push for SuDS in the updated SuDS standards.

Ordinary watercourse consent will be required for this development. Further details can be found here: [Ordinary watercourse land drainage consent - West Sussex County Council](#)

Yours sincerely,

Eleanor Read  
**Flood Risk Management Team**  
[FRM@westsussex.gov.uk](mailto:FRM@westsussex.gov.uk)

## **Annex**

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

Flood Risk and Drainage Report by Markides Associates, 2<sup>nd</sup> May 2025, P02