

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 2nd July 2025

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

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 17th 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 Sergeant 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like to remind the applicant that the Policy for the Management of Surface Water does not exist any more as it has been superseded by other national policy and guidance, such as the updated National standards for SuDS and the PPG.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

Annex

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

Flood Risk and Drainage Report by Markides Associates, 2nd May 2025, P02