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PO19 1RH



Lead Local Flood Authority

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

Date 04 June 2025

Dear Giles,

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

Thank you for your reconsultation of the above application, received on 22 May 2025. We have reviewed the submitted documentation and wish to make the following comments.

The points raised in our previous objection have now been satisfactorily addressed and we **recommend approval subject to condition** to this planning application should it be approved.

We would recommend the following conditions:

Condition 1

Construction to be in accordance with approved plans and drawings as provided in:

1) The Flood Risk Assessment and Drainage Strategy dated 12/02/2025 (Revision B) and
2) Technical Note TN03 – RFI Response to LLFA – 21st May 2025, including the methodology surrounding the management of the existing culverted system that crosses the site. This feature should be properly maintained/repaired up to the site boundary line in both directions, and we would recommend further investigation upstream to ascertain what purpose it serves if possible.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and local planning policy 38 in the Horsham District Planning Framework

Condition 2

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation or 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 drainage system has been constructed in accordance with the details approved pursuant to condition 1 as

above. 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 and not increased in accordance with the NPPF and local planning policy 38 in the Horsham District Planning Framework

Condition 3

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 for each new dwelling and not increased in accordance with NPPF and local planning policy 38 in the Horsham District Planning Framework

Please note should any proposed alteration to a watercourse (including any existing culverted system) that will affect its flow or profile be required, this may necessitate Ordinary Watercourse Consent from the Lead Local Flood Authority, please refer to our guidance:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

Yours sincerely

Flood Risk Management Team

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
- Technical Note TN03 – RFI Response to LLFA – 21st May 2025,